



CITY OF EL MONTE
2015 -2019 CONSOLIDATED PLAN &
FISCAL YEAR 2015 ANNUAL ACTION
PLAN

Executive Summary	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	4
The Process.....	8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	8
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	9
PR-15 Citizen Participation	14
Needs Assessment.....	19
NA-05 Overview	19
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	20
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	30
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	33
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	36
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	38
NA-35 Public Housing – 91.205(b).....	40
NA-40 Homeless Needs Assessment – 91.205(c)	46
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	50
NA-50 Non-Housing Community Development Needs – 91.215 (f).....	53
Housing Market Analysis.....	55
MA-05 Overview.....	55
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	56
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	59
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	62
MA-25 Public and Assisted Housing – 91.210(b).....	65
MA-30 Homeless Facilities and Services – 91.210(c)	68
MA-35 Special Needs Facilities and Services – 91.210(d)	72
MA-40 Barriers to Affordable Housing – 91.210(e)	75
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	77

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan (the “ConPlan”) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, Community Development plan and submission for funding under any of HUD’s entitlement formula grant programs. The ConPlan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and Community Development activities are required to prepare a comprehensive three- to five-year plan for using those funds.

The entitlement formula utilizes population information, poverty and overcrowded housing data to establish funding allocations. The City of El Monte (the “City”) qualifies as a Community Development Block Grant (CDBG), ESG and HOME Investment Partnerships Program entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of El Monte that identifies and prioritizes the future use of the City’s CDBG funds. The 2015-2020 ConPlan covers the timeframe from July 1, 2015 to June 30, 2020.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The ConPlan is divided into five major parts: 1) the general characteristics of the community and the needs and strategies to address those needs, 2) the housing needs and the current housing market, 3) the needs of the homeless, 4) the goals and prioritization of community and economic development and 5) the strategies that will be used to address non-homeless special needs populations. Based on those categories, the Needs Assessment identified several target populations:

- Extremely low income and low income households;

- Homeless persons;
- Seniors and frail elderly;
- Youth; and
- Persons with disabilities.

Several types of projects were also identified as essential to the community:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e - senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City, and;
- Programs that promote fair housing, especially targeting extremely low- and low-income households
- Services for the Homeless and Homeless Prevention

The City's priority need objectives and outcomes are based on the availability of \$1,724,092 in CDBG; \$479,445 in HOME; and \$161,354 in ESG funding allocation per year over the 5-year ConPlan period. The figures are based on 2015 HUD allocations. If any of these conditions change, projected activities and accomplishments are also subject to change.

3. Evaluation of past performance

Each year, the U.S. Department of Housing and ESG assesses the City of El Monte' management of CDBG & HOME program funds, the City's compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. The City evaluated its performance during the last ConPlan period (2010-2015) in order to set goals and strategies for this ConPlan.

4. Summary of citizen participation process and consultation process

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

Citizens were encouraged to participate in a community meeting, as well as four (4) Public Hearings. The Community meeting was held on:

DATE: February 5, 2015

TIME OF MEETING: 5:30 p.m.

LOCATION OF: EL MONTE SENIOR CITIZENS CENTER

The first three public hearings were held on March 17th, April 7th, and April 21st 2015 at El Monte City Hall. At these hearings, information (agenda items) regarding the draft ConPlan and Annual Action Plan (AAP) was provided to the public and City Council before final drafting of the ConPlan.

The final public hearing was held at City Hall in Council Chambers on May 5th,, 2015. At this hearing, members of the public are asked to provide comments on the draft ConPlan and Annual Action Plan. The City Council was asked to approve the required Entitlement Community documents before submission to HUD.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Upon completion of the draft ConPlan, it was available for public review and comment for 30 days, from April 1, 2015 – April 30, 2015. Copies of the ConPlan/ AAP were available to the public at City Hall, the El Monte Regional Library, Social Services Center, as well as on the City's website.

5. Summary of public comments

City staff developed a detailed participation plan that is part of this ConPlan. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Below is a summary of comments:

1. Community Meeting/ Public Hearing:

No Comments Provided

1. During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered (see attached surveys). Surveys were made accessible at the front counter of the Economic Development Department, Public Library, Recreation Center, Aquatic Center and El Monte's Senior Center.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

Based on the public participation process, review of regional data and reports (i.e. Housing Element and Continuum of Care Homeless Survey,) and study session held with City Council, El Monte has the following housing and community priorities to address over the next five years:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e. - senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City, and;
- Programs that promote fair housing, especially targeting extremely low- and low-income households
- Services for the Homeless and Homeless Prevention

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	EL MONTE	Economic Development Departement
HOME Administrator	EL MONTE	Economic Development Departement
ESG Administrator	EL MONTE	Economic Development Departement

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Under Community's City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the city's daily operations. As the elected legislative body of the City of El Monte, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the ConPlan, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of El Monte specifically contacted the following agencies:

- Action Food Pantry
- California Housing Partnership Corporation
- Catholic Charities/Brother Miguel Center
- Citrus Valley Health Foundation
- Cory's Kitchen
- Delhaven Community Center
- East San Gabriel Valley Coalition for the Homeless
- Food Finders
- Habitat for Humanity
- House of Ruth
- Housing Authority of Los Angeles County
- Housing Rights Center
- Human Services Association
- Information Line/Los Angeles
- Inland Valley Hope Partners
- LA County Public Social Services
- Los Angeles Homeless Services Authority
- Rio Hondo Community Development Corporation

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of El Monte. The Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting the Housing Authority's Plan and Baldwin Park Housing Authority. The City works closely with the Housing Authority of Los Angeles County to qualify community residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents.

Other key health, mental health and service agencies that the City works closely with are listed in the previous section. Each was consulted during the City's ConPlan and Annual Action plan process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Community. In LAHSA's FY 15/16 NOFA, funds will be awarded to eight Community programs. The programs provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS. The City of El Monte conducted the 2015 homeless count with the assistance of local volunteers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City works closely with the continuum of care homeless system to create funding policies and procedures for ESG. The City El Monte is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the LAHSA, a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. In 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. The City supports the

network of homeless service providers existing in and outside of community to fund vouchers, permit transitional housing, and support agencies providing services.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	RIO HONDO COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In the preparation of the ConPlan, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of El Monte specifically contacted the following agencies: Action Food Pantry California Housing Partnership Corporation Catholic Charities/Brother Miguel Center Citrus Valley Health Foundation Cory's Kitchen Delhaven Community Center East San Gabriel Valley Coalition for the Homeless Food Finders Habitat for Humanity House of Ruth Housing Authority of Los Angeles County Housing Rights Center Human Services Association Information Line/Los Angeles Inland Valley Hope Partners LA County Public Social Services Los Angeles Homeless Services Authority Rio Hondo Community Development Corporation A complete list of organizations is attached.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of El Monte's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of El Monte	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the Consolidated Plan as detailed above. We also work with the State of California Department of Fair Employment and Housing to track reported fair housing data.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the city in its goal setting efforts.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. ADDITIONAL ADDITIONAL hearings and meetings were conducted in the	N/A	n?a	
OMB Control No: 2506-0117 (exp. 07/31/2015)	Consolidated Plan				14	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. MONTECALA MONTECALA public hearings and meetings were conducted in the	N/A	N/A	
OMB Control No: 2506-0117 (exp. 07/31/2015)		Consolidated Plan			15	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the City of El Monte' needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the City identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

The housing needs of the community are assessed by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the residents of El Monte. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the City to set evidence-based priorities for the CDBG and ESG HOME programs. The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are looked at.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section addresses the most significant housing needs of low- to moderate-income families in El Monte. Those housing needs are summarized and projected over the five-year Consolidated Plan period. Current supportive housing needs are also summarized. Primary data will come from the El Monte's 2014-2021 Housing Element which is the City's chief policy document relating to community growth, land use, housing, and transportation. Other data sources will include U.S. Census, HUD's Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance Estimates, and American Community Survey (ACS) Estimates. Public community meetings and interviews with interested parties and City staff account for information sources as well.

The section documents many areas where households are facing a cost burden (housing costs that exceed 30 percent of gross household income) and a severe cost burden (housing costs that exceed 50 percent of gross household income). Many of the households identified as having housing problems that do not face cost burdens are subject to overcrowding or substandard conditions.

The following general housing needs have also been identified:

- More extremely low- to low- income units.
- Improved accessibility in units and range of accessibility features.
- Transitional housing options for families with children.
- Increased number of renter options and units for large families.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	115,965	113,763	-2%
Households	27,094	28,022	3%
Median Income	\$32,439.00	\$41,820.00	29%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,085	6,825	6,310	2,835	4,970
Small Family Households *	2,935	3,310	3,040	1,235	2,815
Large Family Households *	1,425	1,800	2,140	1,020	1,385
Household contains at least one person 62-74 years of age	1,310	1,175	1,450	585	1,260
Household contains at least one person age 75 or older	1,150	635	485	245	535
Households with one or more children 6 years old or younger *	2,065	1,900	2,090	490	700
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	70	50	20	185	0	10	30	15	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	515	530	415	90	1,550	25	110	120	40	295
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,045	1,130	915	255	3,345	70	235	475	285	1,065
Housing cost burden greater than 50% of income (and none of the above problems)	2,940	890	35	0	3,865	670	755	605	110	2,140
Housing cost burden greater than 30% of income (and none of the above problems)	490	1,690	720	35	2,935	270	295	515	495	1,575

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	200	0	0	0	200	30	0	0	0	30

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,545	2,620	1,415	365	8,945	765	1,110	1,230	450	3,555
Having none of four housing problems	960	2,040	2,010	825	5,835	585	1,050	1,650	1,195	4,480
Household has negative income, but none of the other housing problems	200	0	0	0	200	30	0	0	0	30

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,250	2,010	495	4,755	365	660	710	1,735
Large Related	1,245	960	210	2,415	129	405	675	1,209
Elderly	925	235	65	1,225	470	185	140	795

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	605	610	195	1,410	30	95	55	180
Total need by income	5,025	3,815	965	9,805	994	1,345	1,580	3,919

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,990	525	0	2,515	265	555	390	1,210
Large Related	1,020	200	0	1,220	125	225	350	700
Elderly	695	75	0	770	290	75	45	410
Other	535	200	35	770	30	70	10	110
Total need by income	4,240	1,000	35	5,275	710	925	795	2,430

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,330	1,330	890	235	3,785	70	250	280	154	754
Multiple, unrelated family households	220	325	425	115	1,085	25	100	315	170	610
Other, non-family households	40	20	20	0	80	0	0	0	0	0
Total need by income	1,590	1,675	1,335	350	4,950	95	350	595	324	1,364

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2007-2011 American Community Survey, El Monte has 29,437 housing units. Of that total, single-family homes comprise roughly 70 percent of all homes in the City. Multiple-family housing comprises one quarter of all housing units, with the majority in projects of five or more units. The City's 1,331 mobile home units comprise the remaining 5 percent of the housing stock.

Approximately 41 percent of households own homes and 59 percent rent homes. Many single-family homes (45 percent) are rented, presumably due to the need for larger units that can accommodate families.

Household composition also affects housing needs. El Monte has a significant number of families (84 percent) who typically look for larger dwellings. As a family-oriented community, El Monte has the third largest average household size of cities in the San Gabriel Valley, at 4.04 persons. Single-person households, a smaller share of households, tend to desire condominiums and similar housing. Seniors, a growing segment of El Monte, tend to look for housing that is affordable and easy to maintain.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City of El Monte has 9,876 households with a member who has a mental, physical, mobility, or developmental disability. Disabled persons may earn very low incomes, have higher health costs, and are often dependent on supportive services. Individuals with disabilities may reside in group quarters,

such as licensed community care facilities, residential care facilities for the elderly, etc. People with disabilities may also live in independent or group housing.

The City enforces disabled accessibility requirements for new housing, allows residents to modify their homes to improve accessibility, and provides improvement and rehabilitation loans for homeowners. In many cases, however, disabilities could be mental or developmental in nature. For individuals requiring more specialized care, the City offers a range of group housing arrangements, including licensed community care facilities, alcohol and drug rehabilitation, and skilled nursing facilities.

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for those with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. Information from the San Gabriel/Pomona Regional Center provides a closer look at the developmentally disabled population. According to the Regional Center, there are approximately 930 individuals (0.8 percent of the total population) diagnosed with a cognitive or developmental disability in the City of El Monte.

What are the most common housing problems?

A persistent problem affecting single person's households is overcrowding. The U.S. Census defines overcrowding as at least 1.01 persons per room excluding kitchen, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding is often an indicator of households that may be financially unable to obtain adequate space for their needs, or households that are required to house extended family members. It is not necessarily a reflection of inadequate physical conditions of the housing units themselves. The extremely low-income group is particularly prone to housing problems such as overpayment and overcrowding, and thus requires special attention to make sure their needs are adequately served. The City is prepared to address these needs on a variety of levels, including its density bonus and second unit policies, preservation of Section 8, rehabilitation programs, and to encourage affordable housing development and activities. According to the 2007-2011 American Community Survey, 25 percent of households live in overcrowded housing, with higher overcrowding rates among renters. According to the map below, the majority of households experiencing overcrowding are located within the central and southern parts of the City.

Are any populations/household types more affected than others by these problems?

Certain individuals and families in El Monte encounter greater difficulty finding affordable housing due to their special circumstances. These special circumstances could be related to age, employment, family type, or other characteristics. El Monte residents include seniors, people with disabilities, female-headed households (single-parent), large households, veterans, homeless people, and others with special needs. Providing housing and support services are essential to meeting their needs. According to the American Community Survey 2009-2011 3-year Census estimates, 17.8 percent of all families in El Monte, CA is living in poverty, nearly 6% higher than the State average. Moreover Approximately 67 percent of households earn low income, defined as less than 80 percent of the County median family income (MFI). There are limited opportunities to address this household type by the City. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the National Coalition for the Homeless (NCH), one of the fastest growing segments, of the homeless population, are families with children. The NCH reports that a 2000 survey found families with

children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990s. According to the 2013 Continuum of Care Homeless Assistance Programs, an estimated 2,223 families with children experience homelessness in Los Angeles County during some part of the on any given night.

The Homeless Prevention and Rapid Re-housing Program services to individuals and families with children in Los Angeles County who live in one of the 68 identified cities or the unincorporated area of Los Angeles County. HPRP is a once in a lifetime program that provides temporary assistance and stabilization services to either help those who are experiencing homelessness to be quickly re-housed and stabilized (rapid rehousing) or prevent eligible very low income individuals and families from becoming homeless (prevention).

If eligible for L.A. County's HPRP, monetary assistance is paid directly to the landlord and/or utility company for expenses such as security deposits, utility turn-on fees and back-due rent and/or utilities (gas/electric only). To be eligible for the L.A. County program, callers must be either homeless or at risk of becoming homeless, and be at or below 50 % of Area Median Income (AMI) and not eligible for CalWORKs or General Relief. The household must also have the ability to maintain their housing after HPRP assistance is provided.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Risk of Homelessness

Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As stated earlier, Increasing rents and home prices have made it more difficult for residents to afford housing in El Monte. Overpayment refers to a household that pays more than 30 percent of gross income for housing costs. According to the 2007-2011 American Community Survey, 56 percent of all households in El Monte overpaid for housing, with more than 61 percent of renters overpaying. Overcrowding refers to a household that has more members than rooms in a home. According to the 2007-2011 American Community Survey, 25 percent of households live in overcrowded housing, with higher overcrowding rates among renters.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,380	590	175
White	220	115	0
Black / African American	35	0	20
Asian	1,375	190	95
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	3,695	285	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,930	805	0
White	400	175	0
Black / African American	15	55	0
Asian	935	195	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,555	375	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,295	2,370	0
White	160	400	0
Black / African American	15	20	0
Asian	1,225	305	0
American Indian, Alaska Native	20	30	0
Pacific Islander	0	10	0
Hispanic	2,855	1,570	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,685	1,640	0
White	100	245	0
Black / African American	15	24	0
Asian	410	380	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,150	985	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

As described in the Table below, 5,380 (88%) extremely low income households (0-30% AMI) in El Monte experience a housing problem. The groups with disproportionately greater need within this category is American Indian/ Alaskan Native (100%). In income categories 30%-50% AMI, no group is experiencing with disproportionately greater need. However, with such a low sample size (25 households), it is very difficult to assess the groups needs without a more statistically significant sample.

As the AMI increases, fewer racial or ethnic groups experience housing problems and the overall jurisdiction percentages decrease as well. In fact, within the 50%-80% and 80-100% AMI categories no group experienced a disproportionately greater need. Additionally, the lack of a true sample size exists for the Pacific Islander group across all income categories.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to NA-15, disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, the City of El Monte must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50 percent of income

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,870	1,100	175
White	205	130	0
Black / African American	35	0	20
Asian	1,210	360	95
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	3,395	580	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,805	2,920	0
White	130	445	0
Black / African American	15	55	0
Asian	645	490	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,015	1,920	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,850	3,820	0
White	30	535	0
Black / African American	0	35	0
Asian	800	730	0
American Indian, Alaska Native	20	30	0
Pacific Islander	0	10	0
Hispanic	2,000	2,430	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,030	2,295	0
White	35	310	0
Black / African American	15	24	0
Asian	155	630	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	815	1,320	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

As described in the Table below, 4,879 extremely low income households (0-30% AMI) in El Monte experience a severe housing problem. Unlike, Section NA 20, no group experienced disproportionately greater need (more than 10% of the jurisdiction as a whole) within this category. This was the case in all income categories. The only group coming close to the threshold where Asian in the 50%-80% category. It could be assumed that many of these problems stem housing cost burden. Lower income families tend to live in housing which often lacks complete kitchen facilities, lacks complete plumbing facilities, and has more than 1.5 persons per room. According to 2010 Census, Asians make up more than 25 percent (28,503 people) of the City's population. Further analysis would need to occur in order to better understand their disproportionate need within this income category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, the City of El Monte must provide an assessment for each disproportionately greater need identified.

Unlike previous sections, section NA-25 measures individuals rather than households. A person is considered to have a housing cost burden when he or she spends more than 30% of gross income on housing expenses. As before, the same methodology applies to calculating disproportionately greater need

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,185	7,800	7,940	190
White	1,570	495	395	0
Black / African American	155	30	50	20
Asian	2,925	1,815	2,200	95
American Indian, Alaska Native	60	25	0	0
Pacific Islander	10	0	0	0
Hispanic	8,400	5,380	5,260	65

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

As discussed in the Table below, 15,740 of El Monte residents live in a household that experiences a housing cost burden (calculated using figures in the < 30-50% and >50% rows). In El Monte, only American-Indian/ Alaska Native individuals experienced a disproportionately greater need as it relates to housing cost burdens. Hispanics experience the highest number of individuals with a cost burden, but

do not exceed the 10 percentage points or more than the income level as a whole. Black / African Americans and Asians experience the lowest incidence of housing cost burden among all groups with a significant sample size.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

The groups with disproportionately greater need within this category is American Indian/ Alaskan Native (100%). In income categories 30%-50% AMI, no group is experiencing with disproportionately greater need. However, with such a low sample size (25 households), it is very difficult to assess the groups needs without a more statistically significant sample.

Severe Housing Problems

No group experienced disproportionately greater need (more than 10% of the jurisdiction as a whole) within this category. This was the case in all income categories. The only group coming close to the threshold where Asian in the 50%-80% category.

Cost Burden

In El Monte, only American-Indian/ Alaska Native individuals experienced a disproportionately greater need as it relates to housing cost burdens. Hispanics experience the highest number of individuals with a cost burden, but do not exceed the 10 percentage points or more than the income level as a whole. Black / African Americans and Asians experience the lowest incidence of housing cost burden among all groups with a significant sample size.

If they have needs not identified above, what are those needs?

No other needs have been identified at this time

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

N/A

NA-35 Public Housing – 91.205(b)

Introduction

This section provides a concise summary of the needs of public housing residents. This information is gathered through consultations with the public housing agency or agencies located within the jurisdiction's boundaries.

Totals in Use

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project - based	Tenant - based	
# of units vouchers in use	0	253	2,883	21,087	47	20,550	59

Table 22 - Public Housing by Program Type
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type									
	Certificate	Mod- Rehab	Public Housing	Vouchers		Project - based	Tenant - based	Special Purpose Voucher	
				Total				Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842	
Average length of stay	0	6	8	8	0	8	0	6	
Average Household size	0	3	2	2	2	2	1	4	
# Homeless at admission	0	0	0	184	0	42	142	0	
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2	
# of Disabled Families	0	40	534	4,416	17	4,269	83	16	
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type						
	Vouchers						Special Purpose Voucher
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	
White	0	148	1,710	10,344	33	10,071	40
Black/African American	0	60	1,035	8,432	12	8,188	15
Asian	0	8	120	2,181	1	2,173	3
American Indian/Alaska Native	0	0	11	76	1	67	0
Pacific Islander	0	37	7	54	0	51	1
Other	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type						
	Vouchers						Special Purpose Voucher
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	
Hispanic	0	124	1,121	7,293	11	7,122	15
Not Hispanic	0	129	1,762	13,794	36	13,428	44
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Table 25 – Ethnicity of Public Housing Residents by Program Type

Consolidated Plan

EL MONTE

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Based on a consultation, the most immediate need for residents of Public Housing and Housing Choice voucher holders is additional services to ensure self-sufficiency. During the last planning period, revenue streams from State, Federal and local sources have declined. Therefore, despite the demand, services and programming have been reduced, particularly in the area of services to those at-risk of homelessness.

How do these needs compare to the housing needs of the population at large

Similar to residents receiving subsidized housing assistance, the population at large is experiencing cost burden, which could mean a high risk of homelessness. 15,740 of El Monte residents live in a household that experiences a housing cost burden (calculated using figures in the < 30-50% and >50% rows). In El Monte, only American-Indian/ Alaska Native individuals experienced a disproportionately greater need as it relates to housing cost burdens. Hispanics experience the highest number of individuals with a cost burden, but do not exceed the 10 percentage points or more than the income level as a whole. Black / African Americans and Asians experience the lowest incidence of housing cost burden among all groups with a significant sample size.

Cost burden becomes even more pronounced when examining the City's extremely low-income renters. HUD data reveals that just 51 percent extremely low-income household's renters pay more than 30 percent of their income on housing. Overpaying, or paying more than 30 percent of their total income, for rent of their housing. There was also a high rate of households suffering from a severe cost burden, or paying more than 50 percent of income. All of these characteristics occurred at a much higher rate among extremely low-income households than was experienced as a whole within the City.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

San Gabriel Valley has a significant homeless population, with an estimated 364 persons, according to the Greater Los Angeles Homeless Count Report authored by the Los Angeles Homeless Services Authority (LAHSA). The needs of homeless people are as varied as the reasons for their homelessness. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness. El Monte is committed to actively addressing the needs of homeless people through its housing and service policies and programs. El Monte is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the LAHSA, a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. In 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. The City currently works with nonprofit agencies in the community to fund vouchers, permit transitional housing, and support agencies providing services. The City's 2014 Housing Element contains comprehensive new programs intended to address the needs of homeless people

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families

According to the National Coalition for the Homeless (NCH), one of the fastest growing segments, of the homeless population, are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990s. According to the 2013 Continuum of Care Homeless Assistance Programs, an estimated 2,223 families with children experience homelessness in Los Angeles County during some part of the on any given night.

Veterans

Veterans of foreign wars comprise a significant group in El Monte. According to the 2010 Census, the City is home to 2,173 veterans. Many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable housing. The housing needs of the armed forces extend also to their families living in the states that need to maintain housing.

The Veterans Administration offers programs to help veterans find jobs, modify their homes, and obtain counseling and support. Housing programs include the Specially Adapted Housing Grants program, Guaranteed Home Loan, Independent Living Program, and the Home Improvement and Structural Alterations program. El Monte offers homebuyer down payment assistance and rehabilitation loan programs that could also be leveraged with VA programs to improve housing options for veterans. To date, Mercy Housing has provided 41 housing units to veterans in El Monte.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2013 homeless count for the County for Los Angeles showed a significant shift in the demographics of homelessness: 38% of the total number of homeless persons identified as Black/African American, 37% identified as White/Caucasian and 22% as Hispanic/Latino. Asians/Pacific Islanders, Native American/Alaskan Natives, and Multi-Racial/Others represented a combined 3% of homeless persons

- There was a 63.5% increase in homelessness among the White/Caucasian population
- Hispanic homeless populations decreased by 6.0% from 2011
- Asian/Pacific Islander homeless populations decreased by 28.8% from 2011

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Utilizing a Department of Housing and Urban Development (HUD) approved methodology, the 2014 Point in Time (PIT) Count and Survey was conducted on the morning of January 24, 2014 and included sheltered and unsheltered counts of homeless. The HUD definition of homelessness for the purpose of a point in time homeless count includes only people who are literally homeless – living unsheltered on the streets, in a vehicle or another place not fit for human habitation or in an emergency shelter or transitional housing program.

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to the 2011 Greater Los Angeles Homeless Count, it is estimated that there are 45,422 homeless persons in Los Angeles Continuum of Care and approximately 51,340 homeless individuals living in the County at a given point in time. Of the 45,422 reported in the CoC approximately 79 percent were unsheltered and 21 percent were living in either emergency shelter or transitional housing programs at the time of the survey. Within the San Gabriel Valley subarea, which includes the cities of El Monte, and numerous San Gabriel Valley cities like

Claremont, Monrovia, Pomona, San Marino, Industry, and surrounding unincorporated areas, it is estimated that there are 4,727 homeless counted during the Point in Time Survey, including 3,868 single adults and 943 family members. The table below provides a more detail assessment of sheltered and unsheltered homeless in the area.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing.

Describe the characteristics of special needs populations in your community:

Certain individuals and families in El Monte have greater difficulty in finding affordable housing due to their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, and/or household characteristics. A major emphasis of the Housing Element is to ensure that persons of all walks of life have opportunity to find suitable and affordable housing in El Monte. The table below summarizes these special needs groups in the City and their housing status.

What are the housing and supportive service needs of these populations and how are these needs determined?

Seniors

The City of El Monte is home to 4,488 households with a senior member, comprising 14 percent of all households. In El Monte, 59 percent of senior households (or 2,493) own a home and 1,995 are renters. According to the Census, 70 percent of all seniors earn low income, and more than 59 percent of lower income senior renters and 34 percent of lower income senior homeowners overpay for housing.

Persons with Disabilities

The City of El Monte has 9,876 households with a member who has a mental, physical, mobility, or developmental disability. Disabled persons may earn very low incomes, have higher health costs, and are often dependent on supportive services.

Family Households

Families earning low incomes experience high rates of overpayment today. Moreover, the City of El Monte is home to 5,271 female-headed families and 8,504 families of five or more members. Single-

parent and large households also have critical housing-related needs, with high levels of overpayment, lower incomes, and overcrowding.

The housing needs of families have commonalities, such as affordable child care and affordable housing. Many residents rent housing because they cannot afford to buy quality housing. For those who rent, there is a limited choice of quality apartments.

Veterans

Veterans of foreign wars comprise a significant group in El Monte. According to the 2010 Census, the City is home to 2,173 veterans. Many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable housing.

Homeless People

San Gabriel Valley has a significant homeless population, with an estimated 364 persons, according to the Greater Los Angeles Homeless Count Report authored by the Los Angeles Homeless Services Authority (LAHSA).

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The following information was taken from the Division of HIV and STD Programs, Los Angeles County Department of Public Health. 2013 Annual HIV Surveillance Report:

Persons Living with HIV (PLWH)

There were a total of 47,148 persons reported as living with HIV (PLWH) in LAC as of December 31, 2013.

Gender: The number of PLWH in LAC has increased steadily since 2006, when mandatory named-based reporting began in LAC (see Table 1). This increase can be seen for males, females and transgender persons, resulting in 41,268 male, 5,322 female, and 558 transgender PLWH in LAC by December 31, 2013. Males currently represent approximately 7 out of 8 (88%) PLWH in LAC.

Age: Three-quarters (75%) of PLWH are age 40 years or older. The median age of PLWH in LAC is 48 years. Less than 1% of PLWH are under 20 years of age, while 13% are 60 years or older.

Race/Ethnicity: As seen in Table 10, 41% of PLWH in LAC are Latino, 33% White, 20% Black, and 3% Asian/Pacific Islander. Less than 1% of LAC cases are American Indian/Alaska Native. The racial/ethnic distribution of PLWH differs by gender: Among female PLWH, 45% are Latina, 35% Black, and 15% White; among male PLWH, 41% are Latino, 18% Black, and 35% White.

Transmission Category: Using the multiple imputation methods to adjust for persons with undetermined risk factor for HIV infection, it was estimate that 77% of PLWH are MSM, and 6% are MSM who also inject drugs (MSM/IDU). Other transmission categories were among heterosexual injection drug users (5%) and persons who had heterosexual contact with a person at high risk for having HIV.

Geographic Distribution: Figure 11 is a map showing the number (in red), percent (in green), and rate per 100,000 population (in blue) of PLWH reported in LAC by SPA. Metro SPA has the highest number (17,905), proportion (38%), and rate (1,594 per 100,000) of PLWH among SPAs in the county, followed by South Bay with 7,857 PLWH (17%), and a rate of 512 per 100,000. Antelope Valley has the lowest number (654), percent (1%), and rate (169 per 100,000) of PLWH among SPAs.

Discussion:

The National Coalition on Homelessness reports that the lack of affordable housing is a critical problem facing a growing number of people living with HIV and AIDS. The costs of health care and medications for people living with HIV/AIDS are often too high for people to keep up with. In addition, persons living with HIV/AIDS are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50 percent of persons living with HIV/AIDS in the United States are at risk of becoming homeless.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of El Monte is an urbanized community with the primary infrastructure already in place. As part of the approval process for residential development, builders are required to pay fees to fund the cost of extending infrastructure or providing services to their development. Typical site improvements include street improvements, including internal streets where needed, underground utilities, curbs, gutters, storm drains, sidewalks and street trees, and sewer and water laterals. For the variety of sites proposed for residential development, adequate infrastructure is already in place. However, significant additional infrastructure will be required for the El Monte Gateway project. The City approved a contract for approximately \$1.0 million to draw the design specifications for the project so that construction can begin.

The former Redevelopment Agency provided funding for the infrastructure improvement study to facilitate the timely construction of the project. For residential development along certain corridors or within established neighborhoods, the City typically requires additional site improvements related only to traffic, sewer, and sidewalks. As a built out community, where water and sewer, traffic flow, and sidewalks are important, the developer may be required to provide a detailed traffic study and install main sewer flow monitors to ensure that the City's aging infrastructure can accommodate the project. Even with these minor requirements, a developer has never had to forego a project due to the costs of site improvements.

How were these needs determined?

Interview with public works.

Describe the jurisdiction's need for Public Improvements:

The former Redevelopment Agency provided funding for the infrastructure improvement study to facilitate the timely construction of the project. For residential development along certain corridors or within established neighborhoods, the City typically requires additional site improvements related only to traffic, sewer, and sidewalks. As a built out community, where water and sewer, traffic flow, and sidewalks are important, the developer may be required to provide a detailed traffic study and install main sewer flow monitors to ensure that the City's aging infrastructure can accommodate the project. Even with these minor requirements, a developer has never had to forego a project due to the costs of site improvements.

How were these needs determined?

Interview with public works.

Describe the jurisdiction's need for Public Services:

The City has a medium to high need for homeless and non-homeless services for special needs population.

How were these needs determined?

Community feedback on community development issues was gathered through a survey given to agencies, nonprofits, and interested citizens. These needs were determined during the consultation process, community development surveys, and at public meetings.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in El Monte, California by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

According to the 2007-2011 American Community Survey, El Monte has 29,437 housing units. Of that total, single-family homes comprise roughly 70 percent of all homes in the City. Multiple-family housing comprises one quarter of all housing units, with the majority in projects of five or more units. The City's 1,331 mobile home units comprise the remaining 5 percent of the housing stock. Approximately 41 percent of households own homes and 59 percent rent homes. Many single-family homes (45 percent) are rented, presumably due to the need for larger units that can accommodate families.

In El Monte, the housing vacancy rate is generally lower than optimal, averaging 3.2 percent for rentals and 1.8 percent for ownership units. The low vacancy rate has had a dramatic influence on housing availability. Average home prices are \$338,000 for single-family homes and \$275,000 for condominiums, with newer homes selling at much higher prices. Apartment rents are also high, with median rents of \$935 for a one-bedroom unit to \$1,700 for a three-bedroom apartment.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The plan must describe the significant characteristics of the jurisdiction's housing market. This section details the supply of housing currently in the market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,689	57%
1-unit, attached structure	3,471	12%
2-4 units	1,539	5%
5-19 units	3,218	11%
20 or more units	3,189	11%
Mobile Home, boat, RV, van, etc	1,331	5%
Total	29,437	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	89	1%	585	4%
1 bedroom	347	3%	4,470	27%
2 bedrooms	2,667	23%	7,553	46%
3 or more bedrooms	8,436	73%	3,875	24%
Total	11,539	100%	16,483	101%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

El Monte has 12 affordable rental projects, shown below, that provide subsidized, low-cost housing for more than 900 renter households. California housing law requires that all housing elements include an analysis of multiple-family affordable housing projects that have been assisted by governmental or private funds, as to their eligibility to change from low income housing to market rates. The Table below summarizes publicly subsidized affordable rental housing projects in El Monte.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

At-risk affordable projects are those that could be converted to market rents in the next 10 years (2014-2024); those for which the affordability restrictions have expired and which are maintained through Section 8; or those for which the owners have indicated an intent to convert to market rents. City records identified the following projects providing 203 affordable units at risk of conversion.

- ***Villa Raintree.*** This housing project offers 70 units affordable to very low income seniors. Originally financed with a Section 8 New Construction loan, the project affordability is currently maintained by a Section 8 Housing Voucher contract and will expire in 2013. The project offers 70 one-bedroom units to very low income seniors and the rent is about 78 percent of the prevailing market rent on similar projects. The project was sold in November 2006. Because the project's rents are well below market rates for similar units, the property owners are working with HUD to apply for the Mark-up to- Market program.
- ***Flamingo Gardens.*** This 58-unit apartment complex offers low rents for very low income seniors. The project was originally financed through a Low Income Housing Tax Credit in 1988 and the affordability controls on the project are set to expire in 2019. All of the apartment units are one-bedroom units. The property owners did not return calls regarding their intentions to convert the project or preserve its affordability. The property is assumed to be at risk of conversion upon the expiration of the terms of the affordability agreement in 2019.

Does the availability of housing units meet the needs of the population?

The Regional Housing Needs Assessment identifies current and future housing needs and this burden is shared by local agencies to support the building of these units through various strategies. The City of El Monte has been allocated a set goal of 2,142 housing units, broken down by income level, to be produced within its city limits. The City must also address the growth needs for extremely low-income households (households earning 30 percent or less of the median income). The quantified need of the extremely-low income category is assumed to be 50 percent of the very low-income allocation, pursuant to State law.

Describe the need for specific types of housing:

The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above- Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely low-income households, which is assumed to be 50 percent of the very low-income share. The 2014-2021 Regional Housing Needs Allocation for the City of EL MONTE is shown in the Table below:

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Based on table 3 there has been an almost 150% increase in median home value since 2000. There has also been a noticeable rent increase by 59% since 2000.

Cost of Housing

Table 28 - Cost of Housing

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	153,100	371,600	143%
Median Contract Rent	617	979	59%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,198	7.3%
\$500-999	7,698	46.7%
\$1,000-1,499	5,983	36.3%
\$1,500-1,999	1,396	8.5%
\$2,000 or more	208	1.3%
Total	16,483	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	855	No Data
50% HAMFI	3,725	545
80% HAMFI	12,970	1,305
100% HAMFI	No Data	2,249
Total	17,550	4,099

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	924	1,008	1,212	1,391	1,533
Low HOME Rent	738	791	948	1,096	1,222

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, elevated home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Sixty percent of owners with a mortgage (4,691 households) and 64% of renters (10,114 households) are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. Furthermore, 15% of homeowners without a mortgage are also currently cost burdened (566 households). In total, there were 15,371 households that were financially over-extended due to housing costs according to 2011 ACS 5-Year Estimates. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low-income groups.

The Regional Housing Needs Assessment identifies current and future housing needs and this burden is shared by local agencies to support the building of these units through various strategies. The City of El Monte has been allocated a set goal of 2,142 housing units, broken down by income level, to be produced within its city limits. The number of units, by income level, to be fulfilled are as follows:

How is affordability of housing likely to change considering changes to home values and/or rents?

El Monte had a 143% increase in home value from 2000- 2011 (2011 ACS Data). Over that same period of time, medium contract rents increased 59 percent (2011 ACS Data). Precipitous rise in housing costs could lead to many residents, particularly below moderate households and first –time home buyers, unable to afford housing within the City. The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents are comparable to market rents, with the exception of 3 room and higher apartments. Housing for larger families is constant with the City's 2014 Housing Element strategy to produce larger units

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,946	43%	9,203	56%
With two selected Conditions	966	8%	3,095	19%
With three selected Conditions	21	0%	33	0%
With four selected Conditions	0	0%	10	0%
No selected Conditions	5,606	49%	4,142	25%
Total	11,539	100%	16,483	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	735	6%	1,012	6%
1980-1999	2,562	22%	4,021	24%
1950-1979	5,539	48%	8,824	54%
Before 1950	2,703	23%	2,626	16%
Total	11,539	99%	16,483	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,242	71%	11,450	69%
Housing Units build before 1980 with children present	650	6%	1,640	10%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Homes built before or after certain dates are indicators of housing quality, because building codes have significantly changed over time. For example, homes built after 1971 typically have a greater level of

seismic reinforcement, since they were built after seismic codes were changed following the Sylmar Earthquake. Homes built after 1978 also tend to have the least incidence of lead paint, a known health hazard for children. However, in both these cases, homes can be retrofitted to current standards.

The City has not undertaken a comprehensive housing conditions survey. However, an informal survey and discussions with code enforcement officers suggest the following housing rehabilitation needs:

- According to the 2007-2011 ACS, 121 units lacked complete plumbing facilities and 318 units lacked complete kitchen facilities in El Monte. Less than 1 percent of housing units are on septic tanks.
- At least 5 percent of single- and multiple-family homes require replacement and 10 percent need major repairs. Among mobile homes, an estimated 25 percent need repair or rehabilitation
- Illegal garage conversions and second units are a significant issue. Many were built without building permits and do not meet current building, health, and safety codes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The City of El Monte has an older housing stock, which has a direct correlation with the amount and severity of housing rehabilitation needs. As a general rule, homes older than 30 years generally need repairs (e.g., new roof, plumbing, siding, etc.) and in some cases may require lead paint abatement. Homes older than 50 years frequently need new electrical, plumbing, roofing, and other major subsystems. Homes older than 70 years, unless regularly maintained, require substantial rehabilitation.

It is difficult to estimate the number of units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. Each of these units could be at risk of lead base poisoning. Currently, 66.9 percent of all housing units in El Monte were built prior to 1980 and are at risk of lead poisoning. Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

For Entitlement grantees, the plan must provide a concise summary of the needs of public housing, including:

- Identification of the public housing developments in the jurisdiction
- Number of public housing units
- Physical condition of public housing units
- Restoration and revitalization needs of the public housing units
- Number of families on public housing and tenant-based waiting lists
- Results from the Section 504 Needs Assessment of public housing projects located within its boundaries.

Totals Number of Units

	Program Type					
	Certificate	Mod-Rehab	Public Housing	Vouchers		
				Total	Project-based	Tenant-based
# of units vouchers available	0	261	2,962	21,798	1	21,797
# of accessible units						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition						

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Consolidated Plan

EL MONTE

63

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments in El Monte.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing developments in El Monte.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing developments in El Monte.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The plan must include a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons. Facilities and Housing Targeted to Homeless Households.

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and hinders a community's ability to effectively address these challenges. A homeless family or individual as defined by federal regulations is a person or family that lacks a fixed and regular nighttime residence. The homeless population can be divided into two major groups, the sheltered and the unsheltered homeless.

Sheltered homeless are those families or individuals whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel under a voucher arrangement. Unsheltered homeless are those individuals whose primary residence is a place not designated for sleeping. Unsheltered homeless are typically chronically transient homeless persons, usually dealing with institutionalized mental health patients. They are often alcohol/substance abusers, although mental illness, respiratory infections and malnutrition are common contributors to the general poor health of these individuals. They are predominantly male and usually know how to utilize available charitable and government services.

Families become homeless for different reasons than transient persons do. A certain percentage of homeless families come from other areas seeking employment. Their efforts are hampered, in part, by outdated skills. They are usually able to find employment in minimum wage jobs; however, they rarely make enough money to support their families. In other situations, medical illness has depleted a family's savings and other

assets. Commonly, these families are living on the “economic edge.” Rent payments for shelter in some of these cases are two thirds of a family’s monthly income, leaving insufficient amounts for food and other necessities, such as medical care. If a wage earner in this type of situation loses his/her job, the family cannot pay the rent and is evicted. They resort to living in their cars and depend upon community service programs and churches for food and shelter.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	1,330	1,469	2,526	2,905	0
Households with Only Adults	3,375	0	4,477	9,941	0
Chronically Homeless Households	0	0	0	1,303	0
Veterans	361	0	1,380	3,731	0
Unaccompanied Youth	83	0	149	36	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:
2014 Continuum of Care Homeless Housing Inventory
Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The City has a number of facilities (see table below) that provide housing for people not living in permanent housing. Additional beds are available for individuals and families recovering from substance abuse or other conditions. Conversations with providers indicate that many of these facilities are used by people who are in transitional living situations.

El Monte is served by the Los Angeles Homeless Services Authority (LAHSA): "LAHSA is the lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County. LAHSA coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs that provide shelter, housing and services to homeless persons in Los Angeles City and County.

Through LAHSA, funding, program design, outcomes assessment and technical assistance is provided to more than 100 non-profit partner agencies that assist homeless persons achieve independence and stability in permanent housing. Our partner agencies provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention, along with the necessary supportive services designed to provide the tools and skills required to attain a stable housing environment.

Specialized programs funded through LAHSA address a wide-range of issues related to homelessness, including but not limited to: domestic violence, mental illness, substance abuse, job training, family strengthening, health, mainstream benefits enrollment, and most importantly, supportive short and long-term housing.

Additionally, LAHSA partners with both the City of Los Angeles and the County of Los Angeles to integrate services and housing opportunities to ensure wide distribution of service and housing options throughout the Los Angeles Continuum of Care."

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City has a number of facilities (see attached table) that provide housing for people not living in permanent housing. Additional beds are available for individuals and families recovering from substance abuse or other conditions. Conversations with providers indicate that many of these facilities are used by people who are in transitional living situations.

Emergency Housing and Shelters

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section identifies the needs for elderly persons, large households, and female-headed households, persons with disabilities, homeless persons and farmworkers. These groups are considered to be special needs populations.

The City of El Monte, as well as local non-profits, offers an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. With the increase in the number of families and children over the last decade, these services are in demand and address a number of needs. Based on input obtained during the development of the Consolidated Plan, including the Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The non-homeless special needs populations include the:

- Elderly
- Frail Elderly
- Persons with disabilities (mental, physical, developmental)
- Persons with HIV/AIDS and their families
- Persons with alcohol or other drug addiction
- Victims of domestic violence
- Public housing residents (does not apply in El Monte)
- Large households
- Female Headed households

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The two most prominent programs providing funding for permanent supportive housing are the Supportive Housing Program (SHP) and Shelter Plus Care (S+C) program, both of which are federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The programs provide funds to non-profit agencies or local jurisdictions for the provision of services and rental assistance to individuals and families who are homeless and disabled. Eligible disabilities include a serious mental illness, chronic substance abuse, and AIDS and related diseases. Shelter Plus Care grantees must match the rental assistance with an equal value of supportive services. Shelter Plus Care participants pay 30% of their income towards rent.

The Gateway Cities region has 677 units of permanent supportive housing. Of the total, there are six permanent supportive housing projects providing 315 units utilizing a project specific model within the Gateway region. Three of the projects, totaling 249 units, are located in Long Beach and are operated by the Mental Health America, PATH Ventures, and US Veterans Initiative. Two of the projects, totaling 42 units, are located in El Monte and are operated by Homes for Life Foundation. One project, totaling 24 units, is located in Compton and operated by A Community of Friends. (where was info received)

Additionally, eight agencies (A Community of Friends, Asian Pacific Counseling and Treatment Center, Mental Health America, New Directions, Inc., Pacific Clinics, SHARP, Southern California Alcohol and Drug Program, and The Serra Project), the Los Angeles Department of Mental Health and the Long Beach Housing Authority provide a total of 362 scattered site units. These rent-subsidized apartment units are located throughout the Gateway region in nineteen of the member cities as well as in County unincorporated areas. Each of the permanent supportive housing programs has a specific population that they primarily serve. Though not mutually exclusive, the units located within the GCCOG region include 208 units for persons with mental illness, 206 units for veterans, 111 units for persons dealing with substance abuse, 70 units for families, 49 units for chronically homeless individuals, and 33 units for persons living with HIV/AIDS.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of El Monte recognizes the importance of ensuring the availability of adequate and well-maintained housing that provides a safe environment for families, maintains and improves property values in a neighborhood, and instills neighborhood pride. A windshield survey of the community revealed a significant need for housing reinvestment.

The 2008-2014 Housing Element set forth a variety of housing and neighborhood programs to address these issues. The major programs are:

- **Housing Inspection Program.** Implement an inspection program for all single-family homes, which requires the property owner to address health and safety code violations prior to closure of sale.
- **Housing Rehabilitation Loan Program.** Provide deferred low interest loans to low and moderate income households for minor and major repairs, health and safety issues, and code violations.
- **Neighborhood Services Grants.** Under the emergency grant program, provided up to \$1,600 of assistance to respond to emergency rehabilitation situations, such as heating system repairs, hot water heater replacements, and faulty electrical or plumbing. The City also offered grants up to \$5,000 to income-qualified owners to make minor improvements to single-family homes.
- **Acquisition and Rehabilitation.** Acquire or facilitate the acquisition of existing housing for rehabilitation or for construction of new affordable housing.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints; however these agencies are beyond the influence of local government but will still be address in this analysis.

HOME Funds

The City has difficulty identifying specific HOME project locations for the annual action plan due to a combination of factors. In addition to the small entitlement, the high cost of real estate in the City and the HOME per unit subsidy limit are major impediments for funding projects. Therefore, the City has to find qualified CHDO with the ability to leverage a significant proportion of the project cost from other funding sources while keeping the project affordable. In addition, the City is built-up so does not have vast tracts of undeveloped land. The developer and the City must rely on suitable properties coming on the market prior to the funding commitment deadline.

Reduced Funding for the Section 8 Housing Choice Voucher Program

Sequestration – automatic Federal spending cuts – could impact the resources of the Baldwin Park Housing Authority has to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program.

City's Loss of Funds to Address Community Housing Needs

The City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other purposes, was redistributed to the State and other taxing districts. The City lost critical Redevelopment Agency Low and Moderate Housing Set-Aside Funds. The City also has experienced significant reductions in funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME).

In absence of El Monte Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

For CDBG grantees, the plan must provide a concise summary of the jurisdiction's priority non-housing community development needs that are eligible for assistance. This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	487	7	1	0	-1
Arts, Entertainment, Accommodations	4,387	1,371	13	6	-7
Construction	1,237	485	4	2	-2
Education and Health Care Services	4,815	2,877	14	13	-1
Finance, Insurance, and Real Estate	1,834	3,466	5	15	10
Information	702	342	2	1	-1
Manufacturing	5,193	3,022	16	13	-3
Other Services	3,280	3,107	10	14	4
Professional, Scientific, Management Services	2,397	1,432	7	6	-1
Public Administration	0	0	0	0	0
Retail Trade	4,843	2,987	15	13	-2
Transportation and Warehousing	1,374	1,884	4	8	4
Wholesale Trade	2,829	1,821	8	8	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	33,378	22,801	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	53,426
Civilian Employed Population 16 years and over	47,342
Unemployment Rate	11.39
Unemployment Rate for Ages 16-24	20.57
Unemployment Rate for Ages 25-65	7.61

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,486
Farming, fisheries and forestry occupations	2,674
Service	5,797
Sales and office	10,911
Construction, extraction, maintenance and repair	5,354
Production, transportation and material moving	4,991

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,213	52%
30-59 Minutes	16,589	37%
60 or More Minutes	4,539	10%
Total	44,341	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	16,094	2,104	8,280
High school graduate (includes equivalency)	10,015	1,143	3,999
Some college or Associate's degree	7,548	835	2,131

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	5,766	419	818

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,225	2,930	3,960	8,921	4,846
9th to 12th grade, no diploma	2,175	3,160	3,243	4,264	1,404
High school graduate, GED, or alternative	4,451	4,475	4,988	5,694	2,424
Some college, no degree	4,026	2,942	1,842	2,978	976
Associate's degree	351	922	833	997	300
Bachelor's degree	729	2,651	1,270	1,755	625
Graduate or professional degree	58	512	287	528	152

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,080
High school graduate (includes equivalency)	22,303
Some college or Associate's degree	28,758
Bachelor's degree	39,898
Graduate or professional degree	56,474

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Employment opportunities in El Monte determine, in part, the demand for different types of housing, as does the income earned by households. According to the 2007-2011 American Community Survey there are approximately 47,400 residents aged 16 or older that are employed. As the City's total civilian labor force totals approximately 53,500 the unemployment rate is estimated to be 7 percent.

El Monte has several major employment districts—Flair Business Park, the Greater Downtown, Auto District, and the Northwest Industrial District. Major employers in Flair Park include the Wells Fargo Bank, governmental employers (state and county government), Cathay Bank, and others. In the Greater Downtown, the major employers include the Superior Court, El Monte school district offices, Longo Toyota-Lexus, and other auto dealers. In recent years, however, a significant number of heavy manufacturers have left El Monte, particularly from the Northwest Industrial District. Major employers that have left El Monte include St. Gobains (glass manufacturer), Crown Plating (metal plating), Howard's, Clayton Industries (boiler manufacturer), and Navcom (defense industry components). New or expanded businesses include Sam's Club, Cathay Bank, and Vons.

Describe the workforce and infrastructure needs of the business community:

With the expansion of industries, El Monte can expect increases in employment opportunities in several key sectors: transportation and warehousing (Northwest), the finance/information/professional (Flair Park and El Monte Gateway), and arts/entertainment/recreation/hotel/food.

The **Economic Development Element** of El Monte's **General Plan** provides insight into the City's economic development landscape:

"The planning context for economic development in El Monte is complex. Regional economic forces influence economic development opportunities, and the City has little influence over these forces. However, the City of El Monte is well positioned in the San Gabriel Valley to leverage its physical and locational assets for the City's economy...

The City recognizes that the foundation of the local economy lies in job creation (employment), fiscal stability, diversification, and professional offices. Although there are exceptions, each leg of the economy is represented by a different sector/location in El Monte....

With the Economic Development Element, the City aims to induce significantly more private investment in El Monte's economy because private investment will not only improve the economy but also the quality of life experienced by residents. It is private investment that will create better jobs for residents, diversify the tax base to increase revenues, and improve the quality of shopping, services, entertainment, and amenities. Public investments are a means to secure this new private investment...

The City's economic development program should focus on creating and improving business reasons that add value to an El Monte business location. To improve those business reasons, the City must fully understand the challenges and opportunities of an El Monte business location— transportation and access to suppliers and customers; availability and skills of local labor force; land and facilities for

expansion; availability of and access to capital; and other unique issues. Addressing these challenges is the sustainable way to attract new businesses that will operate in El Monte for the long term."

One of the Economic Development Element's key goals relates to workforce development and training:

"Workforce Development. Support the City's workforce development partners to provide training desired by businesses; help existing businesses communicate their workforce needs to the City's partners; and work with existing businesses to communicate to the City's school district partners the educational requirements and skill sets businesses need in new hires."

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

With the expansion of industries previously mentioned, El Monte can expect increases in employment opportunities in several key sectors: transportation and warehousing (Northwest), the finance/information/professional (Flair Park and El Monte Gateway), and arts/entertainment/recreation/hotel/food.

Flair Spectrum is a large planned development that will have significant impacts to the local economy.

The proposed project will require a total expenditure of \$351,316,000 to provide for construction and initial operational reserves for the development. \$160,000,000 of the total investment will be through EB-5 investor funds.

- Flair Development Project will result in the creation of 4,010 new jobs from the construction and operation of the development.
- Flair Development Project will increase investment in the economy by a one-time amount of \$351,316,000. This impact analysis finds that the project will generate significant and positive economic benefits for the local and regional economy.
- Flair Development Project would result in annual growth in the economy of the by a gain of \$184,218,000 in household earnings.
- The economy will experience increased need for business services of \$46,372,000 annually.
- The economy will experience increased demand on new supplier and vendor links with manufacturers of \$63,317,000.

- Individual investors in Flair Development Project will be assigned 12.5 jobs each. This project provides enough jobs to meet or exceed the requirements of the EB-5 program.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the Los Angeles Economic Development Corporation's Economic Forecast and Industry Outlook for 2015-2016, health care industry employment is expected to increase by 3.1% to nearly 2.1 million jobs across a range of skill and income levels. Among the 50 occupations in California that are projected to have the most annual job openings (2012-2022), personal care aides ranked at the top with 228,000 annual job openings. Also in the top 50 were registered nurses, nursing assistants and medical assistants. While the number of job openings in these occupations is impressive, with the exception of registered nurses, these are also relatively low paying jobs. A separate review of the 50 *fastest* growing occupations in California shows that 14 are in the health care sector.

Most of the higher paying occupations in health care require high skill/education attainment such as health care social workers, pharmacists and diagnostic medical sonographers. According to 2011 ACS data, over 70 percent of El Montes residents 18 and over do not have a degree beyond high-school. Although the City cannot predict the main sources of employment for residents, ensuring access to learning resources can help residents adapt to market downturns, or enable pursuit of new growth industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In June, 2007, the region's education, government, workforce development, labor, business and community leaders formed the Los Angeles Workforce Systems Collaborative to develop a comprehensive economic and workforce development system in Los Angeles to meet the employment and educational needs of our region's low income, and underserved communities. The collaborative is focused on leveraging the collective and individual assets of these systemic partners to create pathways to high demand, high growth industries, and sustainable careers to ensure the economic competitiveness of the Los Angeles region. The goals and objectives of the Los Angeles Workforce Systems Collaborative are to:

- Support industry sector workforce training and sector intermediary initiatives and improve opportunities for low-wage workers;

- Strengthen the region's workforce development system by expanding/ enhancing relationships and sharing resources with various public, private and nonprofit entities;
- Leverage public sector hiring and contracting through City and County departments to facilitate the hiring of area residents; and
- Connect young people to employment opportunities and career possibilities, and move them into self-sufficiency.

This city will support economic development programs through goals within the Consolidated Plan.

The **Economic Development Element** of El Monte's **General Plan** offers insight into additional initiatives and partnership the City should capitalize on:

"Regional Economic Development Agencies. This includes the Los Angeles Economic Development Corporation (LAEDC), San Gabriel Valley Economic Partnership (SGVEP), and other similar regional entities focusing on specific economic markets in El Monte. " " " " "

Business Development Partners. This includes the San Gabriel Valley Small Business Development Center (SBDC) hosted by Mt. San Antonio College in Irwindale, and the Minority Business Enterprise Center at the University of Southern California. " " " " "

Educational Partners. This includes Rio Hondo College, Los Angeles County Workforce Investment Board and WorkSource Center, the El Monte/Rosemead Adult Education Center, El Monte public school districts, and the Pacific Asian Consortium in Employment (PACE). " " " " "

Business Associations. This includes the El Monte/South El Monte Chamber of Commerce, the Downtown El Monte Business Association, Flair Park Association, and proposed associations representing the auto district and Northwest Industrial District.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City's Economic Development programs aim to improve the community by utilizing public and private resources in a way that has a positive impact on the business activity, employment, income distribution, and fiscal sustainability of the City. Examples in which economic development helps our community are:

- Fostering Private Investment
- Growing and Sustaining Property Values
- Job Creation and Development
- Business Recruitment and Retention
- Increasing the City's Tax Base
- Sustaining City Programs and Services
- Diversification of Retail and Restaurant Offerings
- Productive Use of Property
- Recognition of Local Products; and
- Improving Quality of Life

Discussion

Conveniently located 10 miles east of Downtown Los Angeles, the City of El Monte offers abundant opportunities for new businesses. The City has recently attracted many new commercial, industrial, residential and mixed-use developments. There are also numerous potential sites for new projects. Come and see the excitement underway at the City of El Monte!



DEVELOPMENT PROJECTS & POTENTIAL SITES

Major Development Projects:

Flair Park

1. Flair Spectrum – Mixed-use project with a 250-room hotel, 690,000 square foot retail outlet center and 600 residential units on a 14-acre site.
2. Media Center – 5-story 60,000 sf office building.

Northwest Area

3. Gateway Magellan (Temple Palms) – 500,000 sf industrial project on a 26.8 acre site.
4. Hilton Garden Hotel Project – 133 room 4-story hotel.
5. Walmart Supercenter – 186,000 sf retail anchor.
6. Hickson Industrial – 60,000 sf of industrial project.

Downtown Area

7. Gateway TOD – 485 housing units and 25,000 sf of retail next to a major transit center.
8. Santa Anita & Valley (Santa Fe Trail Project) – 115,000 sf retail project.
9. Ramona & Tyler – 40 housing units within walking distance of shops and transit.
10. Valley & Ramona – 58 townhomes and 4 work-live units.
11. Downtown Specific Plan – City initiated plan to create a blueprint for growth in the City's historic core.

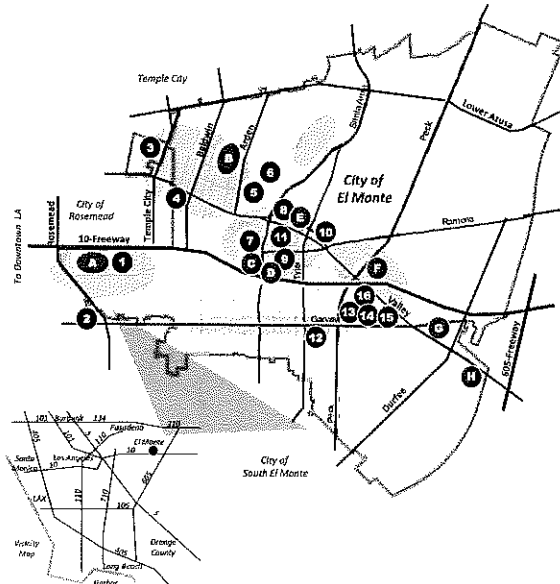
Garvey Mixed-Use Corridor

12. Garvey & Tyler – 67 housing units, 3 work-live units and 3,000 sf of retail.
13. Garvey & Peck – 114 housing units and 5,000 sf of retail.
14. Garvey & Meeker – 30 senior housing units and 25,000 sf of retail.
15. Garvey & La Madera – 116 senior and assisted living housing units and 6,000 sf of retail.
16. East Valley – 70 housing units and 30,000 sf of retail.

Potential Development Sites:

- A. Flair Park Area – Major development area with freeway visibility for businesses seeking a high-profile presence. Primarily zoned for mid-rise office buildings.
- B. Safeway Property – 98 acre site in an industrial area.
- C. Gateway TOD, Phase 2 – Second phase for new development next to a major transit center.
- D. Former Hyundai Property – 1.9 acre commercial site adjacent to the freeway.
- E. Santa Fe Trail Project, Area Y – Approximately 5 acres site adjacent to a new 115,000 sf retail project and near a rail station.
- F. El Monte Center – Major commercial center located in the heart of El Monte's Auto District. Includes opportunities for new businesses.
- G. Maxson Site – 3.3 acre site in a general commercial area.
- H. Majestic Property – 4.5 acre site in a general commercial area.

For more information, call the Planning Division at (626) 258-8626 or visit us at www.elmonteca.gov.



Last updated: 06/23/15

Major Development Projects

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

A neighborhood of minority concentration is a Census tract or other defined geographic area in which the percentage of residents who are racial or ethnic minorities is at least 20 percentage points higher than the percentage of minority residents in the jurisdiction as a whole. The largest racial group is Hispanic, who make up 70 percent of the population. No race/ ethnic group is 20 percentage points higher than the percentage of minority residents in the jurisdiction as a whole

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are no areas of concentration.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of El Monte 's 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The City has been awarded \$1,724,092 in CDBG, \$479,445 in HOME and \$161,354 in ESG funds. These figures are based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain El Monte as a community its residents are proud to call "home". Given the aforementioned five priorities, the City identified five main goals:

- Provide decent affordable housing
- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure
- Neighborhood Revitalization

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Qualified Census Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
--	---	--

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Provide decent affordable housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Provide decent affordable housing CDBG Grant Administration
	Description	Provide decent affordable housing
	Basis for Relative Priority	
2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Maintain and promote neighborhood preservation CDBG Grant Administration
	Description	Maintain and promote neighborhood preservation
	Basis for Relative Priority	
3	Priority Need Name	Support special needs programs and services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	City Wide
	Associated Goals	Support special needs programs and services Economic Development CDBG Grant Administration
	Description	Support special needs programs and services
	Basis for Relative Priority	
4	Priority Need Name	Construct or upgrade public facilities and infrast
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrast CDBG Grant Administration
	Description	Construct or upgrade public facilities and infrastructure
	Basis for Relative Priority	
5	Priority Need Name	Fair Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	City Wide
	Associated Goals	Support special needs programs and services CDBG Grant Administration
	Description	Fair Housing
	Basis for Relative Priority	

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The program is administered by the Baldwin Park Housing Authority and the Housing Authority of Los Angeles County. The organizations provide an average of 600 Section 8 Housing Vouchers in El Monte annually.
TBRA for Non-Homeless Special Needs	Some homeowners may benefit from housing rehabilitation programs and some may need financial counseling to reduce overpaying. Rental housing assistance for elderly renters is available from the Section 8 Housing Choice Voucher Program.
New Unit Production	The current RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from January 1, 2014 to October 31, 2021 (essentially an eight-year cycle). El Monte's Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 2,142 housing units.
Rehabilitation	At least 5 percent of single- and multiple-family homes require replacement and 10 percent need major repairs. Among mobile homes, an estimated 25 percent need repair or rehabilitation
Acquisition, including preservation	At-risk affordable projects are those that could be converted to market rents in the next 10 years (2014-2024); those for which the affordability restrictions have expired and which are maintained through Section 8; or those for which the owners have indicated an intent to convert to market rents. City records identified 203 affordable units at risk of conversion.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

El Monte has been notified that it's 2015 allocation of the Community Development Block Grant (CDBG) funding will be \$527,225 along with an allocation of \$479,445 in HOME funds and \$161,354 in Emergency Solutions Grant (ESG) funding. At this time, the City does not anticipate generating any Program Income however remaining Prior Years' funding for the CDBG and HOME programs are being reallocated as part of the 2015 Annual Action Plan. Furthermore, the City does not anticipate receiving any other Federal or State funding for housing and community development efforts. Details for how the CDBG, HOME and ESG funds will be allocated towards eligible projects is described as part of the following Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,724,092	0	1,409,037	3,133,129	6,896,368	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	479,445	0	334,666	814,111	1,917,780	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,354	0	0	161,354	645,416	

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding. HOME and ESG funded projects require matching funds to be committed prior to funding commitments being made by the City of El Monte. In the 2015 Action Plan, two rental developments have been identified - both of which have committed significant additional resources, including LIHTC funding, to the projects. For the ESG projects, Volunteers of America provides substantial matching funds for the both the Street Outreach and the Homeless Prevention & Rapid Re-Housing projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of El Monte	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and with families in El Monte, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
	X		

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Community. In LAHSA's FY 15/16 NOFA, funds will be awarded to eight Community programs. The programs provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS. See attached list of service organizations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and with families in El Monte, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2015	2019	Affordable Housing	City Wide	Provide decent affordable housing	CDBG: \$6,896,368 HOME: \$1,917,780	Rental units constructed: 300 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Added: 100 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Maintain and promote neighborhood preservation	2015	2019	Affordable Housing Non-Housing Community Development	City Wide Qualified Census Tracts	Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrast	CDBG: \$6,896,368 HOME: \$1,917,780	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Homeowner Housing Added: 100 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	Support special needs programs and services	2015	2020	Non-Homeless Special Needs	City Wide Qualified Census Tracts	Support special needs programs and services Fair Housing	CDBG: \$6,896,368 ESG: \$645,416	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homeless Person Overnight Shelter: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Construct or upgrade public facilities and infrast	2015	2020	Non-Housing Community Development	City Wide Qualified Census Tracts	Construct or upgrade public facilities and infrast	CDBG: \$6,896,368	Other: 3000 Other
5	Economic Development	2015	2020	Non-Housing Community Development	City Wide Qualified Census Tracts	Support special needs programs and services	CDBG: \$6,896,368	Jobs created/retained: 200 Jobs
6	CDBG Grant Administration	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide Qualified Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrast Fair Housing	CDBG: \$6,896,368 HOME: \$1,917,780 ESG: \$645,416	Other: 3000 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	Provide decent affordable housing
2	Goal Name	Maintain and promote neighborhood preservation
	Goal Description	Maintain and promote neighborhood preservation
3	Goal Name	Support special needs programs and services
	Goal Description	Support special needs programs and services
4	Goal Name	Construct or upgrade public facilities and infrast
	Goal Description	Construct or upgrade public facilities and infrastructure To preserve, rehabilitate and enhance existing public facilities
5	Goal Name	Economic Development
	Goal Description	Economic Development
6	Goal Name	CDBG Grant Administration
	Goal Description	Planning and Administration

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In 2015, the City of El Monte anticipates providing funding for the construction of 85 new rental units. Additionally, the City estimates being able to provide funding for the rehabilitation of five (5) existing rental units and five (5) owner occupied housing units. Another 25 owner occupied homes will be rehabilitated using CDBG funding. Based on these assumptions and the HOME definition cited above, the City estimates providing housing for roughly 300 low-income households and 200 moderate income households during the five year period (FY2015-2019) served by this Consolidated Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints; however these agencies are beyond the influence of local government but will still be address in this analysis.

HOME Funds

The City has difficulty identifying specific HOME project locations for the annual action plan due to a combination of factors. In addition to the small entitlement, the high cost of real estate in the City and the HOME per unit subsidy limit are major impediments for funding projects. Therefore, the City has to find qualified CHDO with the ability to leverage a significant proportion of the project cost from other funding sources while keeping the project affordable. In addition, the City is built-up so does not have vast tracts of undeveloped land. The developer and the City must rely on suitable properties coming on the market prior to the funding commitment deadline.

Reduced Funding for the Section 8 Housing Choice Voucher Program

Sequestration – automatic Federal spending cuts – could impact the resources of the Baldwin Park Housing Authority has to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program.

City's Loss of Funds to Address Community Housing Needs

The City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other purposes, was redistributed to the State and other taxing districts. The City lost critical Redevelopment Agency Low and Moderate Housing Set-Aside Funds. The City also has experienced significant reductions in funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME).

In absence of El Monte Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In absence of El Monte Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to the 2011 Greater Los Angeles Homeless Count, it is estimated that there are 45,422 homeless persons in Los Angeles Continuum of Care and approximately 51,340 homeless individuals living in the County at a given point in time. Of the 45,422 reported in the CoC approximately 79 percent were unsheltered and 21 percent were living in either emergency shelter or transitional housing programs at the time of the survey. Within the San Gabriel Valley subarea, which includes the cities of El Monte, and numerous San Gabriel Valley cities like Claremont, Monrovia, Pomona, San Marino, Industry, and surrounding unincorporated areas, it is estimated that there are 4,727 homeless counted during the Point in Time Survey, including 3,868 single adults and 943 family members.

As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. Prior to the 2009 homeless count, the methodology did not support this need. Beginning in 2009, the study methodology was enhanced to enable opt-in cities/communities to coordinate a homeless count within their borders using locally recruited volunteers from public and private agencies. In total, 35 areas consisting of 28 cities and seven communities enumerated all of their census tracts – including the City of El Monte. Using the results from the LAHSA shelter and youth counts, cities are able to estimate a point-in-time number of the homeless families and individuals who are sheltered and unsheltered in their jurisdictions. The most recent data available for the City of El Monte is from 2011 and indicates that there are approximately 364 homeless individuals living in the City including 119 individuals on the street and 244 living in an emergency shelter or transitional housing.

Addressing the emergency and transitional housing needs of homeless persons

Recent state legislation has dramatically changed the ways in which local governments address homelessness. The state legislature has recognized the growing problem of homelessness, the complex causes associated with homelessness (including lack of affordable housing, mental illness and substance abuse, and release from prison), the lack of facilities available for individuals and families, and the need for all communities to provide housing opportunities for this segment of the population.

As discussed, El Monte has an estimate of 364 homeless people including 244 people living in emergency shelters and transitional housing. The Census definition includes people staying in shelters and hotels/motels that were used as shelter. Local estimates from service agencies estimate that El Monte also has approximately 100 to 150 homeless people living on the street. The state legislature thus enacted Senate Bill 2 to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. El Monte's provisions for such are described below:

- **Emergency Shelters.** Emergency shelters are the first step in a homeless continuum of care program and are designed to allow homeless people a temporary place of stay. During the previous planning period, the Development Code was amended to define this use and permit an emergency shelter in the community.
- **Transitional Housing.** Transitional facilities typically accommodate homeless people for up to two years as they stabilize their lives. The City allows transitional facilities serving six or fewer residents in any residential zone, and has clarified the definition of facility in the Development Code.
- **Supportive Housing.** Supportive housing is affordable housing with on-site or off-site services that help a person or family with multiple barriers to employment and housing stability. During the previous planning period, the Development Code was amended to define supportive housing and permit such facilities in the community.

Pursuant to recent changes in State law, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, such uses.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City has a number of facilities that provide housing for people not living in permanent housing. Additional beds are available for individuals and families recovering from substance abuse or other conditions. Conversations with providers indicate that many of these facilities are used by people who are in transitional living situations.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Understanding the magnitude of homelessness is important. However, counting the homeless people is difficult due to the different definitions of homelessness and the difficulty in determining their place of residence. Generally, homeless people include any individual or family who lacks a fixed, regular, and adequate nighttime residence, those residing in emergency shelters or transitional housing, or persons in transitional housing (e.g., alcohol and drug treatment centers) who were homeless before joining the facility or would be homeless if discharged.

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of Glendale, Long Beach, and Pasadena. As an active participant in the LACoC program, the residents can access services depending on their level of need. In 2003, the City also established the Veterans and Homeless Affairs Commission to address the needs of these two populations. For many El Monte residents, the first entry into the CoC program is through an emergency shelter, where housing and support services move people off the streets and into a safe environment. After immediate needs are met, clients are moved into transitional housing, where support services are provided for a more extended period (e.g., employment, counseling, medical aftercare, and life skills training). The final component of the CoC is permanent housing, with the goal of receiving affordable housing with support services to achieve maximum independence.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In accordance with federal regulations and the City of El Monte's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

How are the actions listed above related to the extent of lead poisoning and hazards?

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. Since the age of housing stock in El Monte is relatively young, most built after 1980, the probability of finding lead-based paint in a unit is low. However, the City will continue to provide lead-based paint testing when required.

As indicated in the Age of Housing table and maps, throughout El Monte, 89 percent of owner and 84 percent of renter occupied units were built before 1980. It is difficult to estimate the number of units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. However the map below provides the location of all units built prior to 1980. The darkest shaded area are the highest concentration of units built prior to 1980 (>87%). Each of these units could be at risk of lead base poisoning.

Lead poisoning education and abatement efforts in El Monte are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of El Monte's Housing Rehabilitation Loan Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulations and the City of El Monte's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulations and the City of El Monte's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Single-parent households with children often require special consideration and assistance with affordable housing, accessible day care, health care, and a variety of other support services. El Monte is home to 5,271 female-headed families, of which 2,778 are female headed families with children. In 2000, 31 percent of the City's female-headed families lived in poverty, compared to 17 percent of married-couple families.

According to the Department of Housing and Community Development, large households are defined as households having five or more members. These households constitute a special needs group because of the limited supply of adequately sized, affordable housing. According to the 2010 Census, 8,504 large households live in El Monte (5,099 are renters and 3,405 are owners). Large households have some of the more pressing needs: 72 percent earn lower incomes and 51 percent overpay for housing.

Goal: To reduce poverty level incomes below current levels by 2016.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty within the City.

El Monte's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families. Finally, the City will work to create job opportunities for its residents. The following are specific strategies which will be used over the 5 year planning period by the City to accomplish this objective:

- Allocate CDBG funding to projects expecting to result in new job opportunities for low to moderate income residents.
- Identify Employment and Training nonprofit to partner with in providing training opportunities and job assistance to low income residents with a specific focus on households within eligible census tracts (>51% AMI).
- Provide public improvement that enables a business to create or retain jobs, primarily for Low to Moderate income persons.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

El Monte's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Economic Development Department is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. El Monte will follow monitoring procedures identified in the City's Sub-recipient Monitoring Protocol. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary.

Furthermore, project and financial data on CDBG/HOME and ESG funded activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

El Monte has been notified that it's 2015 allocation of the Community Development Block Grant (CDBG) funding will be \$527,225 along with an allocation of \$479,445 in HOME funds and \$161,354 in Emergency Solutions Grant (ESG) funding. At this time, the City does not anticipate generating any Program Income however remaining Prior Years' funding for the CDBG and HOME programs are being reallocated as part of the 2015 Annual Action Plan. Furthermore, the City does not anticipate receiving any other Federal or State funding for housing and community development efforts. Details for how the CDBG, HOME and ESG funds will be allocated towards eligible projects is described as part of the following Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,724,092	0	1,409,037	3,133,129	6,896,368	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	479,445	0	334,666	814,111	1,917,780	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,354	0	0	161,354	645,416	

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG

funding. HOME and ESG funded projects require matching funds to be committed prior to funding commitments being made by the City of El Monte. In the 2015 Action Plan, two rental developments have been identified - both of which have committed significant additional resources, including LIHTC funding, to the projects. For the ESG projects, Volunteers of America provides substantial matching funds for the both the Street Outreach and the Homeless Prevention & Rapid Re-Housing projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2015	2019	Affordable Housing	City Wide Qualified Census Tracts	Provide decent affordable housing	HOME: \$479,445	Rental units constructed: 300 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit
2	Support special needs programs and services	2015	2020	Non-Homeless Special Needs	City Wide Qualified Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrast Fair Housing	CDBG: \$258,612 ESG: \$161,354	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	CDBG Grant Administration	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide Qualified Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrast Fair Housing	CDBG: \$344,818 HOME: \$47,945	Other: 5000 Other
4	Maintain and promote neighborhood preservation	2015	2019	Affordable Housing Non-Housing Community Development	City Wide Qualified Census Tracts	Construct or upgrade public facilities and infrast	CDBG: \$1,120,661	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	

2	Goal Name	Support special needs programs and services
	Goal Description	
3	Goal Name	CDBG Grant Administration
	Goal Description	
4	Goal Name	Maintain and promote neighborhood preservation
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The following section provides details for each of the projects and the planned activities associated with each project.

The planned activities for each project are only planned, as such funding commitments have not been issued to the respective agencies or organizations. Each planned activity must first complete all due diligence requirements as required by El Monte and by HUD Regulations as necessary. Upon completion of the due diligence and approval by El Monte staff, the City and the respective organizations shall enter into a funding agreement (or contract) for delivery of the activity. In all cases, activities must be for the benefit of low to moderate income persons and/or households within the El Monte jurisdiction.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Housing Programs
3	CDBG: Public Services
4	CDBG: Capital Improvement Activities
5	CDBG: Economic Development Activities
6	CDBG: Code Enforcement
7	HOME: Administration
8	HOME: Housing Development & Preservation Activities
9	HOME: 15% CHDO Set-Aside
10	ESG: 2015 Activities

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

Consolidated Plan
OMB Control No: 2506-0117 (exp. 07/31/2015)

EL MONTE

123



1	Project Name	CDBG: Administration
	Target Area	City Wide Qualified Census Tracts
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services CDBG Grant Administration
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrast Fair Housing
	Funding	CDBG: \$344,818
	Description	Planning and Administration of the CDBG 2015 program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3000 low to moderate income residents
	Location Description	City Wide
	Planned Activities	Planning and Administration of the CDBG program.
2	Project Name	CDBG: Housing Programs
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	CDBG: \$238,836
	Description	CDBG funded housing weatherization pilot program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates being able to serve 25 low income families (or households) through these efforts.
	Location Description	Jursidiction wide based on beneficiary eligibility.

	Planned Activities	Weatherization Pilot Program - \$238,836
3	Project Name	CDBG: Public Services
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$151,500
	Description	CDBG funded public services activities carried out by the City Department of Community Services and/or one of the City's partner organizations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Through a variety of public service offerings the City and its partners estimate serving over 3,000 low to moderate-income families (or households) within the jurisdiction.
	Location Description	Jurisdiction wide public service offerings based on beneficiary eligibility.
	Planned Activities	Fair Housing Program - \$18,000 Mt. View School District - Cogswell After School Program - \$18,000 Information and Referrals Services - \$15,000 Integrated Care Management - \$35,000 Senior Swim Program - \$15,500 El Monte Promise Program - \$50,000
4	Project Name	CDBG: Capital Improvement Activities
	Target Area	Qualified Census Tracts
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Construct or upgrade public facilities and infrast
	Funding	CDBG: \$1,014,379
	Description	CDBG funded capital improvements to public facilities and/or infrastructure.
	Target Date	6/30/0016
	Estimate the number and type of families that will benefit from the proposed activities	Through a variety of public facility and infrastructure improvement activities, the City estimates 3000 low to moderate-income families (or individuals) will benefit from these activities.

	Location Description	All activities will serve an area wide benefit and therefore must be completed within eligible census tracts as defined by HUD.
	Planned Activities	Downtown Parking Improvement - \$695,782 Downtown Street & Sidewalks Improvements including ADA Ramp installation - \$243,597 Downtown Valley Mall Tot Lot Project - \$75,000
5	Project Name	CDBG: Economic Development Activities
	Target Area	City Wide
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$1,149,484
	Description	CDBG funded economic development activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The City of El Monte estimates 3,000 low to moderate-income families (or individuals) and two (2) local businesses will benefit from the variety of activities funded via the Section 108 Loan program. Additionally, the City estimates helping to generate 25 new jobs for low to moderate-income persons as a result of the CDBF funded Jobs Creation Grant Program.
	Location Description	The City has a variety of Section 108 Loan projects located throughout the City. Additionally, the Jobs Creation Grant Program is available jurisdiction wide based on beneficiary eligibility.
6	Planned Activities	Job Creation Grant Program - \$269,658 Section 108 - Aquatic Center - \$179,743 Section 108 - Peck/Ramona Triangle - \$184,342 Section 108 - Auto Superstore - \$182,044 Section 108 - Pacific Place - \$333,697
	Project Name	CDBG: Code Enforcement
	Target Area	Qualified Census Tracts
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$234,112

	Description	CDBG funded Code Enforcement efforts including residential and commercial property maintenance and/or remediation as well as graffiti removal activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 residential properties will be remediated via the Code Enforcement efforts. Additionally, 10 properties will be improved through the graffiti removal program.
	Location Description	All properties must be located within an eligible census tract as defined by HUD.
	Planned Activities	Code Enforcement Efforts via the Neighborhood Services Program - \$127,000 Graffiti Removal Program - \$107,112
7	Project Name	HOME: Administration
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Fair Housing
	Funding	HOME: \$47,945
	Description	Administration of the FY2015 HOME program.
	Target Date	6/30/0016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 97 low to moderate income families or households will benefit from the HOME program during FY2015.
	Location Description	Jurisdiction wide administration of the HOME program.
	Planned Activities	HOME program administration - \$47,945
8	Project Name	HOME: Housing Development & Preservation Activities
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation

	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	HOME: \$694,250
	Description	HOME funded housing development (non-CHDO) and rehabilitation activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 95 low to moderate-income families (or households) will benefit from these activities.
	Location Description	Jurisdiction wide activities based on beneficiary eligibility.
	Planned Activities	Mercy Housing: Baldwin & Rose - rental housing development - \$250,000 Tyler Crossing - rental housing development - \$250,000 Owner Occupied Hosuing Rehabilitation Program - \$150,000 Rental Rehabilitation - \$44,249
9	Project Name	HOME: 15% CHDO Set-Aside
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	CDBG: \$71,916
	Description	HOME funded 15% CHDO set-aside per HOME regulations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated two low to moderate income families (or households) will benefit from the CHDO set-aside project.
	Location Description	Jurisdiction wide based on beneficiary eligibility.
	Planned Activities	Hosuing development for rental or ownership opportunities - \$71,916.
10	Project Name	ESG: 2015 Activities
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services

Funding	ESG: \$161,354
Description	Administration of the FY2015 ESG program as well as funding for Street Outreach and Homeless Prevention & Rapid Re-Housing activities.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 low to moderate-income families (or individuals) who are currently homeless or at risk of becoming homeless will benefit from the ESG program.
Location Description	Jurisdiction wide administration and operations of the ESG program.
Planned Activities	ESG Administration - \$12,102 Volunteers of America - Street Outreach - \$111,500 Volunteers of America - Homeless PRevention & Rapid Re-Housing - \$37,752

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100
Qualified Census Tracts	

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of El Monte estimates the following beneficiaries from the combination of housing related efforts funded by the CDBG, HOME and ESG grants.

One Year Goals for the Number of Households to be Supported	
Homeless	400
Non-Homeless	122
Special-Needs	0
Total	522

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	87
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	122

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

Details for each housing program can be found in the Projects section of this Action Plan.

AP-60 Public Housing – 91.220(h)

Introduction

N/A

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Housing Authority of the City of Los Angeles and Baldwin Park Housing Authority encourages resident involvement through various methods, particularly focusing on self-sufficiency and enhancing the quality of one's own life. The Housing Authority connects residents and participants to services, activities, and other organizations that promote that vision. The Housing Authority has two positions on the Housing Authority Commission available for participants and maintains a resident advisory board that is consulted on the Public Housing Agency Plan.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness is a critical issue for all jurisdictions throughout the San Gabriel Valley and Los Angeles Metropolitan region. Every community has a homeless population and providing adequate housing and services is significant challenge. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For FY 2015-16 the City will fund Volunteers of America through its Emergency Solutions Grant Program. ESG funds will be used to deliver a multi-faceted homeless prevention program that will include such services as street outreach, case management, temporary financial assistance (e.g. temporary rent subsidies), move-in assistance, motel vouchers and referral services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to the 2011 Greater Los Angeles Homeless Count, it is estimated that there are 45,422 homeless persons in Los Angeles Continuum of Care and approximately 51,340 homeless individuals living in the County at a given point in time. Of the 45,422 reported in the CoC approximately 79 percent were unsheltered and 21 percent were living in either emergency shelter or transitional housing programs at the time of the survey. Within the San Gabriel Valley subarea, which includes the cities of El Monte, and numerous San Gabriel Valley cities like Claremont, Monrovia, Pomona, San Marino, Industry, and surrounding unincorporated areas, it is estimated that there are 4,727 homeless counted during the Point in Time Survey, including 3,868 single adults and 943 family members.

As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. Prior to the 2009 homeless count, the methodology did not support this need. Beginning in 2009, the study methodology was enhanced to enable opt-in cities/communities to

coordinate a homeless count within their borders using locally recruited volunteers from public and private agencies. In total, 35 areas consisting of 28 cities and seven communities enumerated all of their census tracts – including the City of El Monte. Using the results from the LAHSA shelter and youth counts, cities are able to estimate a point-in-time number of the homeless families and individuals who are sheltered and unsheltered in their jurisdictions. The most recent data available for the City of El Monte is from 2011 and indicates that there are approximately 364 homeless individuals living in the City including 119 individuals on the street and 244 living in an emergency shelter or transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process. For FY 2015-16 the City will fund Volunteers of America through its Emergency Solutions Grant Program. ESG funds will be used to deliver a multi-faceted homeless prevention program that will include such services as street outreach, case management, temporary financial assistance (e.g. temporary rent subsidies), move-in assistance, motel vouchers and referral services.

The project will offer assistance programs and services designed to assist low-income residents and those in need of emergency shelter or food. According to the City, motel vouchers are issued for up to three (3) nights, depending on the circumstance, for emergency lodging for persons in need of temporary shelter. Often times, persons seek this service due to loss in wages, need a place to sleep meanwhile they are admitted into a homeless shelter, unable to afford shelter for themselves and family for small period of time, or the person is chronically homeless and is need of a place to get cleaned up and rest.

Many of the constituents who seek assistance from the City live at motels. They come in for food assistance, dispute resolutions regarding complaints about the living conditions at motels, advocacy assistance for services through other agencies, and referrals to drug/alcohol rehabilitation facilities, homeless

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

For FY 2015-16 the City will fund Volunteers of America's Homeless Prevention and Rapid Re-housing Program (HPRP) to provide services to individuals and families in El Monte. HPRP is a once in a lifetime program that provides temporary assistance and stabilization services to either help those who are experiencing homelessness to be quickly re-housed and stabilized (rapid rehousing) or prevent eligible very low income individuals and families from becoming homeless (prevention). Monetary assistance is paid directly to the landlord and/or utility company for expenses such as security deposits, utility turn-on fees and back-due rent and/or utilities.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that can be used to promote the maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.

The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.

Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

New barriers to the development of affordable housing opportunities have become known during recent months. Due to state legislative action, all local redevelopment funded activities have ceased as of February 2012. Redevelopment funding was a critical tool that the City used to encourage and support the preservation and creation of community improvements that primarily benefited low- and moderate-income households, including housing opportunities.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning

ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In absence of El Monte Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The Consolidated Plan identified a variety of barriers to the provision of affordable housing and also provided a strategy to address barriers. Outlined below are steps the City has identified it will undertake during the 2015-2020 planning period in an effort to overcome barriers:

The City will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that can be used to promote the maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.

The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.

Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

A specific action planned for FY 2015-16 to foster and maintain affordable housing will be a partnership with the Rio Hondo Community Development Corporation. In 2014, the City acquired a three unit multifamily property using HOME funds. Approximately \$200,000 in CDBG program income from FY 2014-15 will be used to rehabilitate the units and provide El Monte residents with decent, safe and sanitary affordable housing.

New barriers to the development of affordable housing opportunities have become known during recent months. Due to state legislative action, all local redevelopment funded activities have ceased as of February 2012. Redevelopment funding was a critical tool that the City used to encourage and support the preservation and creation of community improvements that primarily benefited low- and moderate-income households, including housing opportunities.

Actions planned to address obstacles to meeting underserved needs

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website.

Overall, El Monte has several priority housing and community needs it plans to address over the next five years:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e - senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City, and;
- Programs that promote fair housing, especially targeting extremely low- and low-income households
- Services for the Homeless and Homeless Prevention

Actions planned to foster and maintain affordable housing

The 2015 Action Plan has identified several activities which shall either maintain existing affordable housing or develop additional affordable housing units. These activities include:

- 1) CDBG funded weatherization program
- 2) HOME funded owner occupied rehab program
- 3) HOME funded rehabilitation of existing rental housing
- 4) HOME funded new construction of affordable rental housing

Furthermore, the City of El Monte will provide CDBG funding for Code Enforcement and neighborhood services in an effort to maintain suitable living environments and safe neighborhoods.

Actions planned to reduce lead-based paint hazards

Lead poisoning education and abatement efforts in El Monte are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of El Monte's Housing Rehabilitation Loan Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

In accordance with federal regulations and the City of El Monte's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

Actions planned to reduce the number of poverty-level families

Single-parent households with children often require special consideration and assistance with affordable housing, accessible day care, health care, and a variety of other support services. El Monte is home to 5,271 female-headed families, of which 2,778 are female headed families with children. In 2000, 31 percent of the City's female-headed families lived in poverty, compared to 17 percent of married-couple families.

According to the Department of Housing and Community Development, large households are defined as households having five or more members. These households constitute a special needs group because of the limited supply of adequately sized, affordable housing. According to the 2010 Census, 8,504 large households live in El Monte (5,099 are renters and 3,405 are owners). Large households have some of the more pressing needs: 72 percent earn lower incomes and 51 percent overpay for housing.

Goal: To reduce poverty level incomes below current levels by 2016.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty within the City.

El Monte's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families. Finally, the City will work to create job opportunities for its residents. The following are specific strategies which will be used in FY 15-16 by the City to accomplish this objective:

- CDBG funding will be allocated to a new project called Downtown Parking Lot Improvement Project which is expected to result in new job opportunities for residents.
- Identify an Employment and Training nonprofit(s) to partner with in providing training opportunities and job assistance to low income residents with a specific focus on households

within eligible census tracts (>51% AMI).

- Improvement/ rehabilitation needed by one or more businesses to allow creation or retention of jobs, primarily for Low to Moderate income persons.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

Actions planned to develop institutional structure

The City of El Monte Housing Program will administer all of the activities specifically identified in the investment plan. The city works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The City's Economic & Community Development Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Economic and Community Development Department maintains primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Department work closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout El Monte. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

For the 2015-2016 Program Year no other forms of investment will be used beyond what is identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of El Monte has adopted a recapture provision for all Homebuyer Activities using HUD HOME funds as a Direct Homebuyer Subsidy or if the project includes both a Direct and Development Subsidy. These provisions ensure that the City recoups all or a portion of the HOME assistance to the homebuyer (closing costs, down payment and/or junior mortgage) if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period (time during which homebuyer must maintain property as principal residence).

The City shall reduce the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the entire affordability period (i.e., a forgivable period).

The HOME subsidy will be forgiven annually upon the anniversary of the closing date (e.g. 1/5 of HOME subsidy forgiven each year for a five-year affordability period on the anniversary of the closing date).

The City shall recoup funds based on a shared net proceeds basis.

The maximum recapture amount by the City is equal to the HOME subsidy, times one minus the pro-rata basis percentage [Subsidy X (1 - Pro-Rata Basis)].

In the event the Homebuyer sells the property during the affordability period, and the net proceeds are not sufficient to repay the City the lesser of either the actual balance owed on the subsidy OR the remaining balance according to the affordability period, the City shall recapture any and all net proceeds.

Under the recapture provision, the amount subject to the affordability period includes the amount provided directly to, or on behalf of the homebuyer, including down payment, closing costs, and/or direct loan plus any HOME assistance that lowers the cost of the home below market price (i.e. the difference between the market value of home and what it actually sold for).

The recapture provisions must be detailed and outlined in accordance with 24 CFR 92.254 in

marketing brochures, written agreements and all legal documents with homebuyer.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of El Monte requires that HOME funds be recaptured during the affordability period whenever HOME-assisted housing units are transferred to new owners or if a unit (or units) are no longer offered as HOME affordable housing units. Below are applicable periods of affordability for housing units purchased with City HOME subsidies:

To ensure compliance with the affordability period, trust deeds or property restrictions will be recorded on all HOME-assisted housing units. The City of El Monte will monitor each unit to ensure the affordability requirements are being upheld.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. The City of El Monte does not intend to use HOME funds to refinance multifamily housing debt.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Written standards for ESG assistance is provided in the annual Notice of Funding Availability (NOFA) for federal funding.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City of El Monte is an active participant of the Los Angeles Continuum of Care (LACoC). The LACoC Homeless Management Information System (HMIS) has designed a system that would not only satisfy the HUD mandate, but would also provide the Los Angeles Continuum with a means to

measure the effectiveness of programs serving homeless people. The system allows participating agencies to collect and input standardized client-level and demographic data into the system. Services and target achievements are entered to capture client-level activities depending on the agency, program, or program type. The data is compiled into reports that allow us to understand the demographic, geographic, or cultural scope of homelessness and the needs.

Subrecipients receiving El Monte Emergency Solutions Grant (ESG) funds are required to utilize LACoC's HMIS system to track their clientele and report its accomplishments to the City. This requirement is incorporated into the ESG agreement with the subrecipient.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

See attached

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

To provide reasonable access to the funding consideration process, the City releases a Notice of Funding Availability (NOFA) to solicit proposals from interested organizations (including community and faith based organizations) that provide programs and services to homeless, extremely low, low and moderate-income citizens. The NOFA process includes the release of an application as well instructions for applying for CDBG, HOME or ESG funds.

The application review process has three phases. In the first phase, all applications are reviewed by the Housing Division staff for completeness and eligibility under the Federal program guidelines. In the second phase, eligible programs and projects are then reviewed according to their contribution to the goals and objectives of the City's approved Consolidated Plan. Preference is given if an application/program has the ability to help the City meet federal program objectives and local priorities. Organizational capacity, experience, and past performance are also considered. Based on this review, Housing Division staff prepares general funding recommendations that are forwarded to the Grants Review Committee (GRC). The GRC considers all eligible applications and prepares funding recommendations for the City Council.

For the final phase of this process, a public hearing before City Council will be held to consider the Draft Annual Action Plan. The Draft Action Plan includes the funding recommendations made by the GRC. The action of the City Council adopts the Annual Action Plan, which acts as the CDBG, HOME and ESG program annual budget. Upon completion of this process, the City forwards the adopted Annual Action Plan to the U.S. Department of Housing and Urban Development for approval.

5. Describe performance standards for evaluating ESG.

As an active member of the LACoC, the City of El Monte consults with LAHSA to ensure the City short and long term homeless service plans are consistent with the LACoC Ten Year Plan for Ending Homelessness. Additionally, the City requires that its ESG subrecipients meet the homeless participation requirements in 24 CFR 576.405(a) by providing evidence that a homeless or formerly homeless individual is a member of its Board of Directors or are consulted in the development of programs services.

Discussion:

Attachments

Citizen Participation Comments

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of EL MONTE	Economic Development
CDBG Administrator	Fernando Lopez	Economic Development

Table 1 – Responsible Agencies

Narrative

The City of El Monte Economic Development Department is the lead agency for overseeing the development of the Consolidate Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration.

Consolidated Plan Public Contact Information

Fernando Lopez

Housing Manager
City of El Monte
Economic Development Department
626-258-8616

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Under Community's City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the city's daily operations. As the elected legislative body of the City of El Monte, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the ConPlan, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of El Monte specifically contacted the following agencies:

- Action Food Pantry
- California Housing Partnership Corporation
- Catholic Charities/Brother Miguel Center
- Citrus Valley Health Foundation
- Cory's Kitchen
- Delhaven Community Center
- East San Gabriel Valley Coalition for the Homeless
- Food Finders
- Habitat for Humanity
- House of Ruth
- Housing Authority of Los Angeles County
- Housing Rights Center
- Human Services Association
- Information Line/Los Angeles
- Inland Valley Hope Partners
- LA County Public Social Services
- Los Angeles Homeless Services Authority
- Rio Hondo Community Development Corporation

Additionally, cities and governments within the region were contacted and consulted as well. During the consultation process, the City provided detailed information about the ConPlan and the CDBG process, the City's distribution of funds and current projects using the CDBG funds. Focus group participants highlighted the priority needs in general terms and specific to their target population.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of El Monte. The Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting the Housing Authority's Plan and Baldwin Park Housing Authority. The City works closely with the Housing Authority of Los Angeles County to qualify community residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents.

Other key health, mental health and service agencies that the City works closely with are listed in the previous section. Each was consulted during the City's ConPlan and Annual Action plan process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Community. In LAHSA's FY 15/16 NOFA, funds will be awarded to eight Community programs. The programs provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS. The City of El Monte conducted the 2015 homeless count with the assistance of local volunteers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City works closely with the continuum of care homeless system to create funding policies and procedures for ESG. The City El Monte is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the LAHSA, a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. In 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. The City supports the network of homeless service providers existing in and outside of community to fund vouchers, permit transitional housing, and support agencies providing services.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

A Community of Friends	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Action Food Pantry	Non-Homeless Special Needs Market Analysis
California Housing Partnership Corporation	Non-Homeless Special Needs Market Analysis
Catholic Charities/Brother Miguel Center	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Citrus Valley Health Foundation Cold Weather Shelter	Non-Homeless Special Needs Market Analysis Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Cory's Kitchen	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Delhaven Community Center	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
East San Gabriel Valley Coalition for the Homeless	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis

Consolidated Plan

EL MONTE

3

OMB Control No: 2506-0117 (exp. 07/31/2015)

El Monte/South El Monte Chamber of Commerce	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Filipino American Service Group	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Food Finders	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Habitat for Humanity	Housing Need Assessment Non-Homeless Special Needs
House of Ruth	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Non-Homeless Special Needs Market Analysis
Housing Authority of Los Angeles County	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Housing Rights Center	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Human Services Association	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically

Consolidated Plan

EL MONTE

4

OMB Control No: 2506-0117 (exp. 07/31/2015)

	homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Information Line/Los Angeles	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Inland Valley Hope Partners	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
LA County Public Social Services	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Los Angeles Homeless Services Authority	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Love, Inc./World Vision	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Low Income Investment Fund	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

Consolidated Plan

EL MONTE

5

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Market Analysis
Rio Hondo Community Development Corporation	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
LA County Public Social Services	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of El Monte's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of El Monte	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the Consolidated Plan as detailed above. We also work with the State of California Department of Fair Employment and Housing to track reported fair housing data.

Consolidated Plan

EL MONTE

6

OMB Control No: 2506-0117 (exp. 07/31/2015)

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the city in its goal setting efforts.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.</p>	N/A	N/A	N/A
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TBD			

Table 4 – Citizen Participation Outreach

Consolidated Plan
OMB Control No: 2506-0117 (exp. 07/31/2015)

EL MONTE

9

Grantee Unique Appendices

Return Address:
Mid Valley News
11401 Valley Boulevard
Ste. 200 B
El Monte, CA 91731

PROOF OF PUBLICATION
(2015.1 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the MID VALLEY NEWS, a newspaper of general circulation, published every Wednesday in the City of El Monte, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date November 7, 1973, Case Number C098383 and MID VALLEY NEWS has been adjudged a newspaper of general circulation for Los Angeles County July 18, 1992, Case Number B8016380 that the notice, of which the enclosed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03-25-2015

ad in the year 2015

penalty of
perjury that the foregoing is true and
correct.

Dated at El Monte, California,

this 25 day of March 2015

Melvin Robles
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED
MAR 31 2015

Proof of Publication of:

BY: _____

PUBLIC NOTICE

**PUBLIC HEARING/STUDY SESSION INTRODUCING THE PLANNING
PROCESS ASSOCIATED WITH THE FY 2015-2020 CONSOLIDATED PLAN
AND 2015-2018 ACTION PLAN**

THE CONSOLIDATED PLAN

**INFORMATION
AVAILABLE:**

The City of El Monte is an applicant for the California Statewide Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Assistance Grant (ESAG) from the U.S. Department of Housing and Urban Development (HUD). As a condition to receiving these funds, the City must submit a four-year Consolidated Plan that outlines the City's Housing and Community Development needs. The City will also submit a one-year Action Plan that explains how the City intends to meet these funds toward addressing its Community Development and Affordable Housing needs.

**CITIZEN
INVOLVEMENT:**

The City of El Monte encourages citizen participation in the planning process. Notice is hereby given that a Public Hearing to seek input from interested citizens on the proposed CDBG/ESAG Consolidated Plan and the 2015-2018 Action Plan will be held on the date and time specified below. The City of El Monte City Council Chamber, located at City Hall East, 11828 Valley Boulevard, El Monte, California.

NOTE:

It is the intention of the City of El Monte to comply with the Americans with Disabilities Act (ADA) in all respects. The City of El Monte will attempt to accommodate attendance in every reasonable manner. Every effort will be made to ensure that the hearing is accessible to all persons, including those with disabilities. If you need additional accommodations, please contact the City of El Monte at (916) 255-1111.

CITY CONTACT:

For more information, call the Planning Manager, Planning Manager for the City of El Monte Economic Development Department, at (916) 255-1111, or visit the City of El Monte website at www.elmonte.org.

NOTICE DATE:

March 25, 2015

PUBLISHED:

March 25, 2015 (Mid Valley News)

(03-25-2015)

MID VALLEY NEWS

Return Address:
Mid Valley News
11401 Valley Boulevard
Ste. 200-B
El Monte, CA 91731

PROOF OF PUBLICATION (29415 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the MID VALLEY NEWS, a newspaper of general circulation, published every Wednesday in the City of El Monte, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date November 7, 1973, Case Number C069363 and MID VALLEY NEWS has been adjudged a newspaper of general circulation for Los Angeles County July 18, 1992, Case Number B5D16380 that the notice, of which the annexed is a photostatic copy (not in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

01-21-2015
all in the year 2015
penalty of
perjury that the foregoing is true and
correct.
Dated at El Monte, California,
this 21 day of January 2015
Miguel Ruelas
Signature

This space is for the County Clerk's Filing Stamp

Proc

PUBLIC NOTICE	
<p>LEGAL NOTICE CITY OF EL MONTE NOTICE OF COMMUNITY MEETING CONSOLIDATED PLANNING ACTION PLAN (2011-2020) COMMUNITY DEVELOPMENT</p>	
<p>Notice is hereby given that the CITY OF EL MONTE will conduct a community meeting regarding the development of the proposed 2011-2020 Consolidated Planning Action Plan. The purpose of this public meeting is to provide a forum for citizens and interested organizations to express their views on the City's development of this plan.</p>	
<p>DATE OF COMMUNITY MEETING: TIME OF MEETING: LOCATION OF MEETING:</p>	<p>February 5, 2015 6:00 p.m. EL MONTE SENIOR CITIZENS CENTER 21001 FLAME AVE. EL MONTE, CALIF. 91731 (916) 880-2216 (916) 880-2216</p>
<p>Comments of 7th The U.S. Department of Housing and Urban Development (HUD) has established several national goals and goals for the use of Community Development Block Grant (CDBG) funds. The basic goals include "Revitalizing Downtown Areas," "Providing a Suitable Living Environment," and "Encouraging Economic Development." The Consolidated Planning Action Plan is developed to provide a framework for the City of El Monte to achieve these goals.</p>	
<p>Annual Action Plan The proposed purpose of the Annual Action Plan is to show how the CDBG funds will be expended during the year. The plan will also show the annual priorities and objectives contained in the City's Consolidated Planning Action Plan.</p>	
<p>Public Comments Interested persons and organizations are invited to attend the public meeting and to express their views on the matter. Written comments may be submitted in advance of the meeting to the Community Development Department. Address: written comments: Planning Department, 11401 Valley Blvd., El Monte, CA 91731. Phone: (916) 880-2216.</p>	
<p>A compliance with the Americans with Disabilities Act (ADA) and special assistance to participants, please contact the City Clerk Department at (916) 880-2216. TDD users should call the California TDD Relay Service at 1-800-735-2929. Services such as American Sign Language interpreters and other auxiliary aids, large print copies of documents, and other materials, are available for non-English speaking persons with disabilities. Requests for such services should be made at least 72 hours prior to the meeting. For more information, please contact the City Clerk at (916) 880-2216.</p>	
<p>EL MONTE MID VALLEY NEWS</p>	
<p>AVISO LEGAL CIUDAD DE EL MONTE CONVOCATORIA DE LA COMUNIDAD PLAN CONSOLIDADO DE ACCIÓN ANUAL (2011-2020) COMUNIDAD DE DESARROLLO</p>	
<p>Se hace saber a la comunidad de El Monte que la ciudad de El Monte está desarrollando un plan de desarrollo consolidado de acción anual para el periodo 2011-2020. El propósito de esta convocatoria es proporcionar un foro para que los ciudadanos y las organizaciones interesadas expresen sus puntos de vista sobre el plan de desarrollo de la ciudad.</p>	
<p>FECHA Y LUGAR DE LA REUNIÓN DE LA COMUNIDAD Fecha: 5 de febrero de 2015 Hora: 6:00 p.m. Lugar: EL MONTE SENIOR CITIZENS CENTER 21001 FLAME AVE. EL MONTE, CALIF. 91731 (916) 880-2216 (916) 880-2216</p>	
<p>Plan de Desarrollo El Departamento de Desarrollo Urbano (HUD) ha establecido varias metas nacionales y metas para el uso de los fondos de la Comunidad de Desarrollo Block Grant (CDBG). Las metas básicas incluyen "Revitalizar las Áreas Centrales," "Proporcionar un Ambiente de Vida Adecuado," y "Fomentar el Desarrollo Económico." El Plan Consolidado de Acción Anual es desarrollado para proporcionar un marco para que la ciudad de El Monte logre estas metas.</p>	
<p>Plan de Acción Anual El propósito de este plan de acción anual es mostrar cómo se utilizarán los fondos CDBG durante el año. El plan también mostrará las prioridades y los objetivos contenidos en el Plan Consolidado de Acción Anual de la ciudad.</p>	
<p>Participación de la Comunidad Se invita a los ciudadanos y organizaciones interesadas a asistir a la reunión pública y expresar sus puntos de vista sobre el plan de desarrollo de la ciudad. Los comentarios escritos pueden ser enviados antes de la reunión al Departamento de Desarrollo Urbano. Dirección: 11401 Valley Blvd., El Monte, CA 91731. Teléfono: (916) 880-2216.</p>	
<p>El cumplimiento de la Ley de Estadísticas de la Comunidad y la Ley de Estadísticas de la Comunidad son requisitos para la participación en la reunión pública. Los usuarios de TDD deben llamar al Servicio al Cliente de TDD al 1-800-735-2929. Los servicios de interpretación de lenguaje de señas y otros servicios de asistencia son disponibles para las personas con discapacidades. Las solicitudes de estos servicios deben hacerse con al menos 72 horas antes de la reunión. Para más información, por favor contacte al Departamento de Desarrollo Urbano al (916) 880-2216.</p>	
<p>01-21-2015 MID VALLEY NEWS</p>	

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004 Expiration Date: 04/31/2012	
Application for Federal Assistance SF-424 Version 02	
*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application *If Revision, select appropriate letter(s): <input checked="" type="checkbox"/> New N/A <input type="checkbox"/> Continuation * Other (Specify) <input type="checkbox"/> Revision N/A
*3. Date Received: 5/15/15	4. Application Identifier:
5a. Federal Entity Identifier:	*5b. Federal Award Identifier: B-15-MC-06-0058
State Use Only:	
6. Date Received by State:	7. State Application Identifier:
8. APPLICANT INFORMATION:	
* a. Legal Name: City of El Monte	
* b. Employer/Taxpayer Identification Number (TIN/TIN):	*c. Organizational DUNS:
d. Address: *Street1: 11333 Valley Blvd Street 2: *City: El Monte County: *State: Ca Province: Country: *Zip/Postal Code: 91731	
e. Organizational Unit: Department Name: Economic Development Division Name: Housing 	
f. Name and contact information of person to be contacted on matters involving this application: Prefix: Mr First Name: Fernando Middle Name: *Last Name: Lopez Suffix: Title: Housing Manager Organizational Affiliation:	
* Telephone Number: (626) 580-2249 Fax Number: *Email: FernandoLopez@ci.el-monte.ca.gov	

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: **C. City or Township Government**

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

*Other (specify):

N/A

*10. Name of Federal Agency:

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*12. Funding Opportunity Number: **14-218**

*Title:

Community Development Block Grant

13. Competition Identification Number:

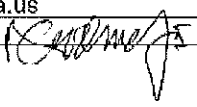
Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*15. Descriptive Title of Applicant's Project:

Community Development Block Grant Program; HOME Program; Emergency Solutions Grants Program

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of: Grace Napolitano		
*a. Applicant: CA-032	*b. Program/Project: CA-032	
Attach an additional list of Program/Project Congressional Districts if needed.		
17. Proposed Project:		
*a. Start Date: 07/01/2015	*b. End Date: 06/30/2020	
18. Estimated Funding (\$):		
*a. Federal	\$2,665,714.00	
*b. Applicant		
*c. State		
*d. Local		
*e. Other		
*f. Program Income		
*g. TOTAL	\$2,665,714.00	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> **I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.		
Authorized Representative:		
Prefix: Mr.	*First Name: Raul	
Middle Name:		
*Last Name: Godinez, II		
Suffix:		
*Title: City Manager		
*Telephone Number: (626) 580-2001	Fax Number:	
*Email: Raulgodinez@ci.el-monte.ca.us		
*Signature of Authorized Representative: 	Date Signed: 5.14.2015	

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 80 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:	Item	Entry:
1.	Type of Submission: (Required): Select one type of submission in accordance with agency instructions. <ul style="list-style-type: none"> • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date. 	10.	Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
2.	Type of Application: (Required): Select one type of application in accordance with agency instructions. <ul style="list-style-type: none"> • New – An application that is being submitted to an agency for the first time. • Continuation – An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision – Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. <ul style="list-style-type: none"> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify) 	11.	Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement. If applicable.
3.	Date Received: Leave this field blank. This date will be assigned by the Federal agency.	12.	Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
4.	Applicant Identifier: Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.	13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
5a.	Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any.	14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
5b.	Federal Award Identifier: For new applications, leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.	15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
6.	Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable.	16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-085 for California 8 th district, CA-312 for California 12 th district, NC-103 for North Carolina's 103 rd district. <ul style="list-style-type: none"> • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
7.	State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable.	17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
8.	Applicant Information: Enter the following in accordance with agency instructions: <p>a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website.</p> <p>b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444.</p> <p>c. Organizational DUNS: (Required): Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website.</p> <p>d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US).</p> <p>e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the</p>	18.	Estimated Fundings: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
		19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	assistance activity, if applicable.		State intergovernmental review process. Select the appropriate box. If "a," is selected, enter the date the application was submitted to the State																								
	f. Name and contact information of person to be contacted on matters involving this application: Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.	20.	Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.																								
9.	Type of Applicant. (Required) Select up to three applicant type(s) in accordance with agency instructions.	21.	Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)																								
	<table border="0"> <tr> <td>A. State Government</td><td>M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>B. County Government</td><td>N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>C. City or township Government</td><td>O. Private Institution of Higher Education</td></tr> <tr> <td>D. Special District Government</td><td>P. Individual</td></tr> <tr> <td>E. Regional Organization</td><td>Q. For-Profit Organization (Other than Small Business)</td></tr> <tr> <td>F. U.S. Territory or Possession</td><td>R. Small Business</td></tr> <tr> <td>G. Independent School District</td><td>S. Hispanic-serving Institution</td></tr> <tr> <td>H. Public/State Controlled institution of higher Education</td><td>T. Historically Black Colleges and Universities (HBCUs)</td></tr> <tr> <td>I. Indian/Native American Tribal Government (Federally Recognized)</td><td>U. Tribally Controlled Colleges and Universities (TCCUs)</td></tr> <tr> <td>J. Indian/Native American Tribal Government (Other than Federally Recognized)</td><td>V. Alaska Native and Native Hawaiian Serving Institutions</td></tr> <tr> <td>K. Indian/Native American Tribally Designated Organization</td><td>W. Non-domestic (non-US) Entity</td></tr> <tr> <td>L. Public/Indian Housing Authority</td><td>X. Other (specify)</td></tr> </table>	A. State Government	M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)	B. County Government	N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)	C. City or township Government	O. Private Institution of Higher Education	D. Special District Government	P. Individual	E. Regional Organization	Q. For-Profit Organization (Other than Small Business)	F. U.S. Territory or Possession	R. Small Business	G. Independent School District	S. Hispanic-serving Institution	H. Public/State Controlled institution of higher Education	T. Historically Black Colleges and Universities (HBCUs)	I. Indian/Native American Tribal Government (Federally Recognized)	U. Tribally Controlled Colleges and Universities (TCCUs)	J. Indian/Native American Tribal Government (Other than Federally Recognized)	V. Alaska Native and Native Hawaiian Serving Institutions	K. Indian/Native American Tribally Designated Organization	W. Non-domestic (non-US) Entity	L. Public/Indian Housing Authority	X. Other (specify)		
A. State Government	M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)																										
B. County Government	N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)																										
C. City or township Government	O. Private Institution of Higher Education																										
D. Special District Government	P. Individual																										
E. Regional Organization	Q. For-Profit Organization (Other than Small Business)																										
F. U.S. Territory or Possession	R. Small Business																										
G. Independent School District	S. Hispanic-serving Institution																										
H. Public/State Controlled institution of higher Education	T. Historically Black Colleges and Universities (HBCUs)																										
I. Indian/Native American Tribal Government (Federally Recognized)	U. Tribally Controlled Colleges and Universities (TCCUs)																										
J. Indian/Native American Tribal Government (Other than Federally Recognized)	V. Alaska Native and Native Hawaiian Serving Institutions																										
K. Indian/Native American Tribally Designated Organization	W. Non-domestic (non-US) Entity																										
L. Public/Indian Housing Authority	X. Other (specify)																										

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

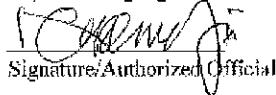
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, BSG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

5.14.2015
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

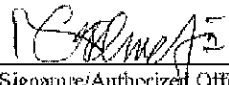
5.14.2015
Date

City Manager
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(e):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

 _____ Signature/Authorized Official	5.14.2015 _____ Date
 City Manager _____ Title	

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official

5.14.2015
Date

City Manager
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

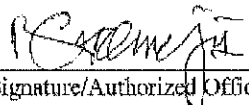
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

5-14-2015

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	2014 Continuum of Care Homeless Housing Inventory
	List the name of the organization or individual who originated the data set.
	HUD
	Provide a brief summary of the data set.
	Inventory of homeless housing available in Los Angeles
	What was the purpose for developing this data set?
	To provide data on the extent of the local area's homelessness shelter and service network
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	
Los Angeles	
What time period (provide the year, and optionally month, or month and day) is covered by this data set?	
October 2014	
What is the status of the data set (complete, in progress, or planned)?	
Complete	